



**24 Bedford Road NE  
Calgary, Alberta**

**MLS # A2295401**



**\$578,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	971 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Other, Private		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	None, Other, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks		

**Inclusions:** N/A

Beautifully maintained and thoughtfully designed bungalow offering exceptional flexibility and comfort in a highly convenient location. This welcoming home features 5 bedrooms and 3 full bathrooms, ideal for families, multi-generational living, or those seeking additional space with privacy. The main level offers three bright bedrooms, a spacious living area, and hard-surface flooring throughout with absolutely no carpet, creating a clean, modern, and low-maintenance environment. The home has been meticulously cared for by the owner, with pride of ownership evident in every detail. The fully finished lower level includes a private separate entrance and a secondary kitchen, providing outstanding versatility. Both lower-level bedrooms are paired with their own full bathrooms, offering rare comfort and privacy for extended family, guests, or independent living arrangements. Enjoy a fully fenced backyard perfect for relaxing or entertaining, along with an oversized detached garage and additional parking. Located on a quiet residential street, yet just minutes from parks, schools, playgrounds, shopping, transit, and major roadways, this home delivers everyday convenience without sacrificing peace and privacy. A well-kept, move-in-ready property that combines functionality, comfort, and an unbeatable location.