



**27 Bedford Road NE  
Calgary, Alberta**

**MLS # A2296242**



**\$578,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Few Trees, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** 2 Dishwashers, 2 Refrigerators, 2 Stoves, Washer & Dryer, Window Coverings

Exceptional investment opportunity in established community of Beddington Heights! LEGAL SUITED bungalow on a prime corner lot siding onto a large park and playground. The main level features 3 spacious bedrooms, a full bathroom, and a bright, functional layout with updated windows (2012) and a comfortable living space. The fully legalized basement suite (completed in 2020) with updated windows and sprinklers, includes a separate entrance, 1 bedroom, 1 full bathroom (updated 2023), modern kitchen (2020). Safety and compliance are top priority with hard-wired smoke and CO detectors on both levels, exterior Bolt Buddy security systems, furnace (2021), hot water tank (2017), roof (2020), and fire extinguishers, offering peace of mind for both owners and tenants. Outside, the property offers rear parking pads with ample space for multiple vehicles, plus abundant street parking thanks to the corner lot location. The direct park-side setting adds significant appeal for tenants, families, and long-term resale value. Ideally located close to schools such as Beddington Heights School, St. Bede School, and Sir John A. Macdonald School, with convenient access to shopping at Beddington Towne Centre, Canadian Tire, T&T Supermarket, Vivo, Landmark Cinemas, and many more. Commuting is effortless with quick access to Deerfoot Trail, Centre Street, and Beddington Trail, connecting you easily across Calgary. Whether you're looking to expand your investment portfolio or secure a smart income-generating property, this well-maintained, move-in ready home delivers strong rental potential in a high-demand location.