



**71 Beddington Rise NE  
Calgary, Alberta**

**MLS # A2300590**



**\$523,500**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Irregular Lot, Sloped Up		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<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>	No Animal Home, Quartz Counters		

**Inclusions:** None

Aggressively priced \$ 60K below City's Assessment \$ 583,500! Bright, clean & well kept in Move-in conditions - home with updating: (2026) new furnace, and carpet on Main & Basement; (2025) new shingles / siding (replacing original metal wrap) / gutters & downspouts &ndash; value @ \$ 37,720, & Garage Door. Plus, newer renovations few years back (2022) &ndash; quartz counter-top with undermount sink, paint / carpet / re-spray cabinets / light fixtures / toilets / few sealed Units (window) on Main ..&hellip; Affordable detached 2-storey with single garage, and a total of 2,040 SF living space. Main with Family & formal Dining Rooms; Upper has 3 bedrooms & 1.5 baths. Basement (built with sub-floor) with full bath, 1 bedroom & a Den (which might be used as 2nd Bedroom with IKEA closet) &ndash; and accessible via separate back / side entrance from Garage &ndash; flexible for a large family or, economical with roommates to subsidize mortgage & household expenses. Oversized backyard can accommodate detached Garage or potential for Back-Lane Home? Rear Fence with double door Gate catering for RV / Boat, or furniture moving via Patio door. Situated in a quiet Street with easy access everywhere, & close proximity to transportation [walk to Bus # 3 on Centre Street] / schools / shopping & all amenities. Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour.