



**119 Bedfield Close NE
Calgary, Alberta**

MLS # A2303438



\$495,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	995 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	See Remarks		

Inclusions: na

Welcome to this beautifully renovated 4-Level split in the desirable community of Beddington. This is one of the best-priced detached homes in Beddington- an incredible opportunity you do not want to miss. Offering over 1400 square feet of developed living space, this charming detached home is move-in ready and packed with value. Featuring 3 spacious bedrooms, a full 4-piece bathroom, and an additional 3-piece bath. This home has been thoughtfully updated throughout. Recent renovations include a new roof, new siding, new flooring, completely painted, new light fixtures - providing a clean, contemporary feel from top to bottom. The undeveloped fourth level offers excellent potential for future expansion, whether you are looking to add more living space, a home gym, or a recreation area. Step outside to an extremely well maintained yard complete with a newer fence, a solid concrete patio, and convenient back alley access with room to build a garage if desired. Located directly across from a park, this home offers both convenience and a great setting for families and outdoor enthusiasts. Beddington Heights itself adds another layer of long-term value. It's a vibrant, family-friendly neighborhood with quick access to Deerfoot Trail, transit routes, and the Calgary International Airport. Close proximity to Nose Hill Park, schools, shopping and restaurants. Please call me to book your private viewing.