



**28 Bedford Circle NE**  
**Calgary, Alberta**

**MLS # A2176486**



**\$595,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Separate Entrance, Storage		

**Inclusions:** N/A

This stunningly renovated 6-bedroom, 3-bathroom bungalow is the perfect blend of modern luxury and practical investment. Every detail has been thoughtfully updated, making this home truly move-in ready. Step inside to light-filled main floor, where brand-new flooring complements the fresh, modern color palette throughout. The brand-new kitchen is a chef's dream, featuring elegant cabinetry, high-end countertops, and state-of-the-art stainless steel appliances—all designed to enhance both style and functionality. With six bedrooms, this home offers flexibility and comfort for large families or multi-generational living. The primary bedroom serves as a cozy retreat, while additional bedrooms are ideally suited for children, guests, or even a home office setup. The fully finished basement is a true standout, complete with an illegal suite that offers endless possibilities. Whether you're looking to generate rental income, create a separate living area for family members, or simply enjoy extra space for entertaining, the lower level adds valuable flexibility and potential. Outside, this property is nestled in a desirable, family-friendly neighbourhood with parks, schools, and shopping centers just minutes away. Enjoy the convenience of urban amenities without sacrificing peace and privacy. With its prime location, immaculate upgrades, and income potential, this home is a rare find in today's market. Don't wait—schedule your private showing today to experience all that this exceptional home has to offer!