



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39 Bedridge Road NE
Calgary, Alberta

MLS # A2203579



\$569,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,110 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: N/A

Fantastic new price for this charming home! Welcome to this beautiful, move-in-ready home, ideal for families, professionals, or anyone seeking comfort, functionality, & long-term value in a well-established neighbourhood. The bright & welcoming 4-level split is ideally located on a quiet street, offering easy access to schools, parks, shopping, & transit. Featuring vaulted ceilings, hardwood floors, & a cozy, bright living room with a wood-burning fireplace, the layout is open & welcoming. The kitchen was fully redone in 2025 with modern cabinetry, new flooring, & a new dishwasher. Fresh paint & new laminate flooring run throughout the home (2025). The main bathroom was completely renovated in 2025, & the lower-level 4-piece bath was refreshed with new tile, vanity, flooring, toilet, & paint. All three bedrooms are generously sized. The primary bedroom is spacious & bright, featuring a beautiful bay window & a walk-in closet. The large third bedroom offers flexibility as a guest room, office, or studio & comes with a Murphy bed. The laundry area in the basement was newly finished. Enjoy a low-maintenance yard with a freshly painted deck (2025), new fence (2024), RV parking, & a 24' x 24' oversized garage. Additional updates include: A/C (2022), newer roof on house & garage (2019), newer windows, high-efficiency furnace, upgraded insulation, & exterior paint touch-ups (2025). The location is fantastic: steps to Calgary Transit, bike pathways, & major amenities including Safeway, T&T Supermarket, Superstore, & Beddington Town Centre. Enjoy quick access to Deerfoot Trail, Stoney Trail, Beddington Blvd, Center St., Deerfoot City Mall, & the airport. Don't miss your chance to call this beautiful home your own! Schedule your private viewing today!

Copyright (c) 2025 . Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.