

# \$499,750 - 26 Beacham Rise Nw, Calgary

MLS® #A2215312

**\$499,750**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.06 Acres

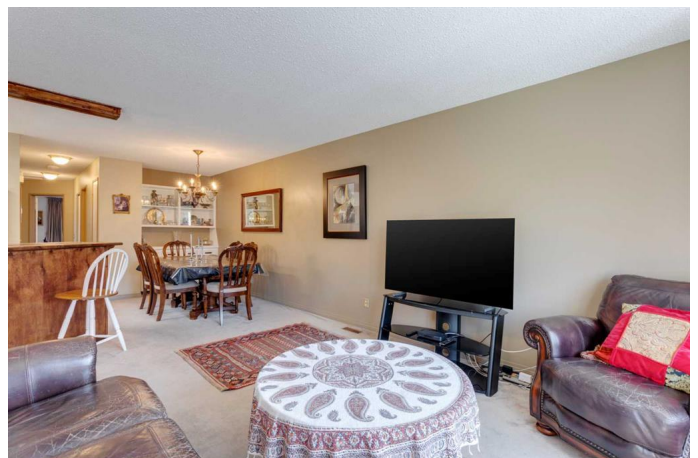
Beddington Heights, Calgary, Alberta

Welcome to this beautifully maintained bi-level half duplex located in the highly sought-after NW community of Beddington Heights. Offering over 2,058 square feet of total living space and no condo fees, this charming home is perfect for families, first-time buyers, or investors. The upper-level features 1,030 square feet of bright and inviting space, including three generously sized bedrooms, a well-appointed three-piece bathroom, a spacious living area, a dining room, and nice designed kitchen, ideal for family gatherings and daily living.

The fully finished lower level boasts an additional 1,028 square feet and offers a large family room perfect for entertaining. Plus, a nice size office and a large den with walk in closet, a full four-piece bathroom, a laundry room, utility room and plenty of storage. This cozy home has been thoughtfully updated with newer features, including the roof, hot water tank, furnace, washer, sump pump, and chandeliers, ensuring peace of mind for the next homeowner.

As a bonus, recognizing the need for minor repairs, the seller is offering a \$1,500 cash-back incentive to the buyer through their lawyer to help cover the cost of repairing the leaking upstairs shower.

Situated in a friendly neighborhood with good neighbors, this property offers easy access to major roads, shopping centers, Nose Hill Park, and schools. It presents a wonderful opportunity to own a spacious, well-located



home in one of Calgary's established and desirable communities. Don't miss out—schedule your private viewing today and make this lovely home yours!

Built in 1979

### Essential Information

MLS® #	A2215312
Price	\$499,750
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	26 Beacham Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Bar, Kitchen Island, Storage, Walk-In Closet(s), Chandelier, Sump Pump(s)
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Private, Street Lighting, Gentle Sloping
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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