# \$539,900 - 27 Bedfield Close Ne, Calgary

MLS® #A2232432

### \$539,900

3 Bedroom, 2.00 Bathroom, 974 sqft Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

WELCOME to 27 BEDFIELD CLOSE NE, located on a CORNER LOT in the **ESTABLISHED** community of BEDDINGTON HEIGHTS! With Mature Trees, + Bushes that give extra privacy as you walk up to the Front Porch. Imagine yourself LOUNGING in the sun, watching the starry night, or having your morning coffee. This CHARMING 3-Level Split Home offers 1,512 sq ft of TOTAL DEVELOPED LIVING SPACE, featuring 3 Bedrooms, 2 Full Baths, and a 19'4― X 19'4― DOUBLE DETACHED GARAGE. Step inside the FOYER, you're welcomed with high ceilings and a NEUTRAL Colour palette. Leading into the INVITING LIVING ROOM, completed with a GAS FIREPLACE - the perfect spot to relax and unwind with family and friends. Up a few steps, the table in the Dining area will seat LOVED ONES while sharing meals, + Conversations as you talk about your day. The WARM KITCHEN featuring LAMINATE COUNTERS, BLACK APPLIANCES, + a water faucet on the sink and a functional layout for everyday living. Just off the kitchen is the access to the BACK DECK and FULLY FENCED YARD, ideal for entertaining or enjoying sunny days outdoors. Also on this level, you'll find a SECOND BEDROOM, a 4 PC BATHROOM, and the SPACIOUS PRIMARY BEDROOM offering COMFORT and PRIVACY. The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM,

a THIRD BEDROOM, 3 PC BATHROOM,







STORAGE AREA, and a LAUNDRY ROOM.
Additional features include an 8' x 6'
GREENHOUSE, perfect for growing your own herbs, vegetables, or flowers year-round, offering a peaceful and practical space for gardening enthusiasts.

Located CLOSE TO PARKS, SCHOOLS, SHOPPING, and TRANSIT. This is a WONDERFUL OPPORTUNITY in a FAMILY-FRIENDLY NEIGHBOURHOOD! Beddington Heights is a MATURE northwest Calgary community that offers UNBEATABLE CONVENIENCE and lifestyle, with QUICK ACCESS to major roads, TOP-RATED SCHOOLS, sprawling parks like NOSE HILL, and a variety of shopping and dining options along Centre Street - making it the PERFECT place to call home. BOOK NOW!

Built in 1984

#### **Essential Information**

MLS® # A2232432 Price \$539,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Acres 0.09 Year Built 1984

Square Footage

Type Residential
Sub-Type Detached
Style 3 Level Split

Status Active

# **Community Information**

Address 27 Bedfield Close Ne Subdivision Beddington Heights

974

City Calgary
County Calgary

Province Alberta
Postal Code T3K 3L3

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Water Softener

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, City Lot, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed June 27th, 2025

Days on Market 8

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX House of Real Estate

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