

# \$599,900 - 72 Beaconsfield Way Nw, Calgary

MLS® #A2250436

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,137 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE SAT 12- 4 PM Join us for a light lunch and drinks! Check out the Virtual Tour! RENOVATED 4 Bedroom, 2.5 Bath, 4 Level Split with over 2190 SF of usable space that checks all the boxes! All the hard work is done - move in and add your special touches! Newer TRIPLE PANE WINDOWS with transferable warranty, Newer 30-Year Cambridge IKO SHINGLES (2025), Newer HWT 50 Gallons (2024), New Siding Paint, New Laminate FLOORING, and New PAINT. Everyone will have their own space, with 4 large bedrooms and 3 separate living areas. This home is tucked away at the end of a quiet street, near Nose Hill Park, and features a rear oversized detached double garage (22'x24') in the lane. Upon entering the home, you are greeted by a large tiled entrance and a coat closet. The main level features a spacious family room with an abundance of natural light and new oversized floor-to-ceiling venting windows leading to a massive dining area complete with new light fixtures. The kitchen has a second eating area, dark cabinetry, stainless steel appliances, including an OTR microwave combo, convection stove, water line to the refrigerator, Grohe pull-down tap, garburator, and Kinetico water softener system. As you enter the upper level, accessed by the maple railing with wrought iron spindles, you will discover the bedrooms (each equipped with a ceiling fan) along with the 4-PC tiled main bathroom with a built-in medicine cabinet. Plus, the primary bedroom



features its own 3-PC ensuite. As you head downstairs, you enter the second of three different living spaces. The first lower level features a family room (19'6" x 13'6") with a stone wood-burning fireplace that has a gas-assisted start. You can access the outside deck space through the sliding doors leading to the outdoor entertaining and BBQ area. There is potential to create a suite (subject to city approvals and permits). Conveniently located off to the side, you'll find a fourth bedroom (or flex room/office) with built-in bookcases, a laundry area, and a 2-PC half bathroom with additional storage. Finally, you have another enormous recreational room (20'2" x 22') with utility and extra storage spaces. Superb central location - Beddington Heights is a peaceful community with outdoor recreation options near Nose Hill Park, walking paths, dog parks, the 36-hole Country Hills Golf Course, and top-rated amenities, including the Vivo Recreation Facility (Pool and Library) and the Sportsplex in Coventry Hills (hockey rink). Centrally located near Deerfoot Trail, Stoney Trail, and Beddington Trail, you are just minutes away from downtown, the airport, shopping, including Costco, healthcare, and numerous schools. Come check it out!

Built in 1980

### Essential Information

MLS® #	A2250436
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,137
Acres	0.11
Year Built	1980

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	72 Beaconsfield Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1X1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Smoking Home, Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Low Maintenance Landscape, Sloped Down, Zero Lot Line
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 2nd, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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