

\$615,000 - 75 Beaconsfield Rise Nw, Calgary

MLS® #A2212589

\$615,000

3 Bedroom, 3.00 Bathroom, 1,162 sqft
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautiful 4-level split home offering over 2000 sq ft of total living space in the highly sought-after and well-established community of Beddington Heights. Featuring 3 bedrooms and 3 full bathrooms, this home is the perfect blend of functionality and charm—ideal for families or anyone looking for a spacious yet inviting layout. The main level welcomes you with a bright and open floor plan, perfect for everyday living and entertaining. The kitchen boasts stainless steel appliances, including a gas range, and opens seamlessly to both the living and dining areas, making mealtime and gatherings a breeze. With four well-designed levels, this home offers multiple living spaces to suit your lifestyle, providing both privacy and versatility. Upstairs, the primary suite features a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper floor. The lower level offers an open recreation room, ideal for a games or media area, centered around a beautiful stone-encased fireplace. A separate entrance leads to a flex room, perfect for a home office or guest space. The basement offers even more living or storage potential, with space that can easily serve as an additional rec room. The utility room includes a workshop area and plenty of extra storage. Outdoors, you'll find an oversized deck, perfect for summer BBQs or quiet morning coffee, a front driveway, an oversized detached garage, and dedicated RV parking—offering abundant storage and



parking for all your needs. Situated in a mature and friendly neighbourhood, youâ€™re just minutes from parks, playgrounds, schools, shopping, and the expansive walking paths of Nose Hill Parkâ€”an ideal setting for outdoor enthusiasts and nature lovers alike. Recent upgrades include a newer furnace and central air conditioner (2019) which are regularly maintained and a newer roof (2019). Donâ€™t miss your chance to own this incredible property that combines versatile living, exceptional storage options, and a prime location in Beddington Heights!

Built in 1980

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2212589 |
| Price | \$615,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,162 |
| Acres | 0.12 |
| Year Built | 1980 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 75 Beaconsfield Rise Nw |
| Subdivision | Beddington Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 1X3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

| | |
|--------------|---|
| Parking | Additional Parking, Alley Access, Double Garage Detached, Driveway, Insulated, Oversized, Parking Pad, RV Access/Parking, Garage Faces Rear |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Separate Entrance, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Basement, Gas, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Storage |
| Lot Description | Back Lane, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Brick, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 16 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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