

# **\$395,000 - 35 Beddington Gardens Ne, Calgary**

MLS® #A2212230

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,483 sqft  
Residential on 0.04 Acres

Beddington Heights, Calgary, Alberta

Wow! Wow! This incomparable home in Beddington offers great square footage, a bright open plan and oodles of private parking for your unit! This amazing townhome boasts a large sunny living room with corner gas fireplace, a fantastic kitchen with corner pantry, granite counter tops and stainless steel appliances and a sunny adjacent dining area that opens to a covered private deck. The upper level features 2 good sized bedrooms that include a huge primary bedroom with 3 pc ensuite as well as an open den or flex room that is easily convertible to a third bedroom if needed. Another 4 pc bath rounds off the upstairs. The fully finished basement features a large open family room that has a very rare **SEPARATE ENTRANCE** from a walk-up to grade, a large laundry area that appears to be expandable into a 3rd bathroom and tons of storage. Other features of this incredible home include extensive use of laminate flooring on the main and in the basement, some fresh paint, sunshine ceiling in the kitchen and a good sized single attached garage **PLUS** two additional surface parking stalls on your driveway right in front of your unit for a total of 3 parking spots! Add to all of this a prime Beddington location close to parks, paths, baseball diamonds, shopping, transit and all amenities **PLUS LOW CONDO FEES** and you have an incredible buy that must be seen. Don't miss viewing today. **ALL BUYERS MUST HAVE THEIR OWN REAL ESTATE AGENT AS LISTING AGENT WILL**



NOT BE REPRESENTING BUYERS.

Built in 1996

### Essential Information

MLS® #	A2212230
Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,483
Acres	0.04
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	35 Beddington Gardens Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4N9

### Amenities

Amenities	None
Parking Spaces	3
Parking	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Parking Pad, Single Garage Attached, Stall, Asphalt, Owned, See Remarks
# of Garages	1

### Interior

Interior Features	Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	11
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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