

# \$629,999 - 108 Beddington Circle Ne, Calgary

MLS® #A2217044

**\$629,999**

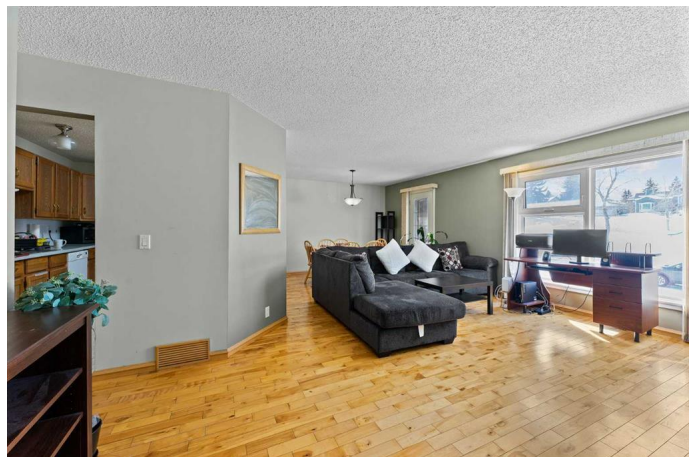
6 Bedroom, 3.00 Bathroom, 1,250 sqft  
Residential on 0.14 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE / FRI, May 16th : 5:00 pm. - 7:00 pm. & SAT, May 17th : 11:00 am. - 1:00pm. Welcome to this well-kept bungalow in the heart of Beddington, one of Calgary's most family-friendly communities—just steps from schools, parks, and located directly across from a playground. With its spacious layout and thoughtful features, this home is perfect for growing families. The main floor offers a bright and inviting living room with large front windows, a functional kitchen and dining area, and three comfortable bedrooms upstairs. Natural light fills the space, creating a warm and welcoming environment for everyday family life. The large backyard offers plenty of room for kids to run and play, summer BBQs, or simply relaxing outdoors. Enjoy your morning coffee or watch the kids at play from the charming front porch, stay cool in the summer with a central A/C.

What truly sets this home apart is the fully finished basement with a separate entrance. The lower level includes three additional bedrooms, a bathroom offers a relaxing retreat with a jacuzzi tub, perfect for unwinding after a long day. , a spacious recreation room, and a second kitchen—providing incredible space and versatility for larger households or multi-generational families.

This move-in-ready home combines comfort, functionality, and a prime location to create the perfect family haven. The list of recent upgrades; newer refrigerator, newer washer & dryer, newer stove. Exterior upgrades; new



roof & paved driveway. Don't miss out on this exceptional opportunity!

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2217044    |
| Price          | \$629,999   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,250       |
| Acres          | 0.14        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 108 Beddington Circle Ne |
| Subdivision | Beddington Heights       |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3K1K6                   |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Separate Entrance                                                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                         |
| Cooling           | Central Air                                                        |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Suite                                              |

**Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 14            |
| Zoning         | R-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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