# **\$449,900 - 62 Beacham Way Nw, Calgary**

MLS® #A2219965

### \$449,900

3 Bedroom, 3.00 Bathroom, 1,431 sqft Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully updated four-level split semi-detached home at 62 Beacham Way NW. Offering over 1,430 sq ft, this rare find features three spacious bedrooms and 2.5 bathroomsâ€"hard to come by in the area. The inviting living room boasts vaulted ceilings, a wood-burning fireplace, and a wood-trimmed mantel. Step out to a private deck overlooking the peaceful backyardâ€"perfect for relaxing mornings or quiet evenings.

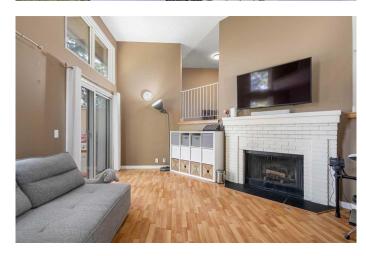
Upstairs, you'll find a bright kitchen and dining area with plenty of cabinet and counter space. A versatile flex room nearby is ideal as a family room or home office. Two sunny balconies add extra charm and outdoor enjoyment.

On the top level, the large primary suite includes a modernized ensuite, while two spacious additional bedrooms share a 4-piece bathâ€"perfect for families or guests. Recent upgrades include a newer garage door, hot water tank, roof, and exterior paint. After the current owner moved in (2023), they upgraded the new flooring (kitchen area and the top level), the master ensuite bathroom, and updated appliances: fridge, dishwasher, stove, range hood, washer, and dryer. The interior has also been freshly painted. This home features its own street address, private driveway, and an oversized heated double garage. Surrounded by parks and green space on a quiet street, yet close to

schools, shopping, and transitâ€"this is a rare







opportunity you won't want to miss.

#### Built in 1980

#### **Essential Information**

MLS® # A2219965 Price \$449,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,431 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Semi Detached

Style 4 Level Split, Side by Side

Status Active

# **Community Information**

Address 62 Beacham Way Nw Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 5K4

#### **Amenities**

Amenities None

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Storage,

Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Fireplace

Exterior Features Lighting, Private Entrance

Yes

Lot Description Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 15th, 2025

Days on Market 36

Zoning M-C1

## **Listing Details**

Listing Office Homecare Realty Ltd.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.