

# \$599,000 - 23 Bedwood Place Ne, Calgary

MLS® #A2252263

**\$599,000**

3 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Charming Two-Storey Home in Beddington Heights

Embrace Comfort and Convenience on a Peaceful Cul-de-sac

Welcome to this lovely two-storey residence nestled on a tranquil cul-de-sac in the sought-after community of Beddington Heights. This inviting home offers the perfect blend of comfort, functionality, and location, making it an ideal choice for families and discerning buyers alike.

Step inside and discover a thoughtfully designed layout that maximizes both space and natural light. The main floor opens to a welcoming living area, perfect for hosting gatherings or relaxing with loved ones. The kitchen provides ample cabinetry and workspace, making meal preparation a pleasure. Adjacent to the kitchen, a dining area overlooks the multi-level deck—an outdoor haven for morning coffees, evening barbecues, or simply soaking in the peaceful atmosphere.

Upstairs, you'll find two generously sized bedrooms designed for rest and rejuvenation. The third bedroom has been converted into a convenient and efficient laundry room. Each room offers privacy and comfort, while large windows frame views of the surrounding mature neighbourhood. The fully developed basement expands your living space, offering a versatile area ideal for a family room, home office, or recreation zone—tailored to suit your lifestyle.



Enjoy the benefits of a high-efficiency furnace, ensuring year-round comfort and energy savings. Step outside to the multi-level deck, where you can entertain guests or unwind in the privacy of your backyard oasis.

Located just steps from parks and green spaces, this home encourages an active and outdoor lifestyle. Beddington Heights is renowned for its friendly community atmosphere, convenient access to schools, shopping, and transit, and a wealth of recreational opportunities.

Experience the perfect balance of serenity and accessibility in this charming two-storey home. Don't miss your opportunity to make this special property your own—schedule a viewing today and imagine the possibilities!

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252263    |
| Price          | \$599,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,145       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 23 Bedwood Place Ne |
| Subdivision | Beddington Heights  |
| City        | Calgary             |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3K 1L7 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                                                     |
| Appliances        | Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | High Efficiency, Forced Air, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                                         |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Garden                       |
| Lot Description   | Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle              |
| Construction      | Brick, Vinyl Siding          |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 13                |
| Zoning         | R-CG              |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

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