

# \$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 | 12               |
| Zoning         | M-C1             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.