

# \$454,500 - 67, 70 Beacham Way Nw, Calgary

MLS® #A2232603

**\$454,500**

2 Bedroom, 3.00 Bathroom, 1,303 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

2Bed/2.5Bath. Welcome to this beautifully maintained semi-detached home, tucked away on a quiet cul-de-sac and backing south onto green space. With low condo fees and a prime location, this 2-bedroom, 2.5-bathroom gem offers exceptional value. Step inside to discover a warm and inviting living room featuring high ceilings, wood burning fireplace, and a striking wood edge mantle. From here, walk out onto the private deck with views of peaceful Berwick Park, perfect for morning coffee or evening relaxation. The dining area overlooks mature trees and flows seamlessly into the renovated kitchen, complete with granite countertops, stainless steel appliances, and a stylish coffee station. Just off the kitchen, enjoy a sunny front balcony. Upstairs, the spacious primary suite includes a beautifully updated ensuite with quartz countertops and a stunning stand-up shower with a corner bench. The lower level offers a dedicated laundry area, ample storage, and access to the heated double attached garage. The furnace was replaced in 2011. Set in an established neighbourhood with excellent access to schools, shopping, services, and transit, this home also offers quick commutes to major employment hubs and the University of Calgary. A perfect blend of comfort, style, and location—don't miss this one!

Built in 1980

## Essential Information



MLS® #	A2232603
Price	\$454,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,303
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### **Community Information**

Address	67, 70 Beacham Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1R8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Partial, Unfinished

**Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 18th, 2025
Days on Market	43
Zoning	M-C1 d38

**Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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