

# \$498,000 - 260 Bedford Place Ne, Calgary

MLS® #A2213796

**\$498,000**

5 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Beddington â€™ 260 Bedford Place NE:

Welcome to this fully developed bungalow in the established community of Beddington. Tucked away on a quiet cul-de-sac, this home offers 3+2 bedrooms and 2 full bathrooms, perfect for families, first-time buyers, or investors. The main level features a bright and spacious front living room, a generous L-shaped kitchen with a pantry closet and cozy breakfast nook, a large primary bedroom with dual closets, two additional good-sized bedrooms, and a full 4-piece bathroom. The fully developed lower level includes a second kitchen, living room, two bedrooms, a rec area (which could easily double as another living space), plus laundry and storage. The southeast-facing backyard is flat, landscaped, and fully fenced, offering plenty of room for off-street parking, a storage shed, or future development options. Beddington is well-connected with easy access to Deerfoot Trail (QE II), Centre Street, and Beddington Trail - getting you downtown, to the airport, or anywhere in the city with ease. Youâ€™re also just minutes from grocery stores, restaurants, parks, playgrounds, schools, and a short walk to Confluence Park, with its beautiful pathways, trails, and off-leash dog area. This home is an incredible value for a detached home. Move-in ready and available for quick possession - call today for more details or to book your showing!

Built in 1982



## Essential Information

MLS® #	A2213796
Price	\$498,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	260 Bedford Place Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 2K5

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks, Storage
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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