

# \$519,900 - 27 Bedfield Close Ne, Calgary

MLS® #A2232432

**\$519,900**

3 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

WELCOME to 27 BEDFIELD CLOSE NE, located on a CORNER LOT in the ESTABLISHED community of BEDDINGTON HEIGHTS! With Mature Trees, + Bushes that give extra privacy as you walk up to the Front Porch. Imagine yourself LOUNGING in the sun, watching the starry night, or having your morning coffee. This CHARMING 3-Level Split Home offers 1,512 sq ft of TOTAL DEVELOPED LIVING SPACE, featuring 3 Bedrooms, 2 Full Baths, and a 19' X 19' DOUBLE DETACHED GARAGE. Step inside the FOYER, you're welcomed with high ceilings and a NEUTRAL Colour palette. Leading into the INVITING LIVING ROOM, completed with a GAS FIREPLACE - the perfect spot to relax and unwind with family and friends. Up a few steps, the table in the Dining area will seat LOVED ONES while sharing meals, + Conversations as you talk about your day. The WARM KITCHEN featuring LAMINATE COUNTERS, BLACK APPLIANCES, + a water faucet on the sink and a functional layout for everyday living. Just off the kitchen is the access to the BACK DECK and FULLY FENCED YARD, ideal for entertaining or enjoying sunny days outdoors. Also on this level, you'll find a SECOND BEDROOM, a 4 PC BATHROOM, and the SPACIOUS PRIMARY BEDROOM offering COMFORT and PRIVACY.

The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM, a THIRD BEDROOM, 3 PC BATHROOM,



STORAGE AREA, and a LAUNDRY ROOM.  
Additional features include an 8' x 6'  
GREENHOUSE, perfect for growing your own  
herbs, vegetables, or flowers year-round,  
offering a peaceful and practical space for  
gardening enthusiasts.  
Located CLOSE TO PARKS, SCHOOLS,  
SHOPPING, and TRANSIT. This is a  
WONDERFUL OPPORTUNITY in a  
FAMILY-FRIENDLY NEIGHBOURHOOD!  
Beddington Heights is a MATURE northwest  
Calgary community that offers UNBEATABLE  
CONVENIENCE and lifestyle, with QUICK  
ACCESS to major roads, TOP-RATED  
SCHOOLS, sprawling parks like NOSE HILL,  
and a variety of shopping and dining options  
along Centre Street - making it the PERFECT  
place to call home. BOOK NOW!

Built in 1984

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232432      |
| Price          | \$519,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 974           |
| Acres          | 0.09          |
| Year Built     | 1984          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 3 Level Split |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 27 Bedfield Close Ne |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T3K 3L3 |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Garbage Collection, Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Water Available |
| Parking Spaces | 2                                                                                                                                    |
| Parking        | Double Garage Detached                                                                                                               |
| # of Garages   | 2                                                                                                                                    |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Storage, Vaulted Ceiling(s), Laminate Counters                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener |
| Heating           | Forced Air                                                                                                     |
| Cooling           | None                                                                                                           |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Gas                                                                                                            |
| Has Basement      | Yes                                                                                                            |
| Basement          | Finished, Full                                                                                                 |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot |
| Roof              | Asphalt Shingle                            |
| Construction      | Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 73              |
| Zoning         | R-CG            |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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