

# \$525,000 - 61, 70 Beacham Way Nw, Calgary

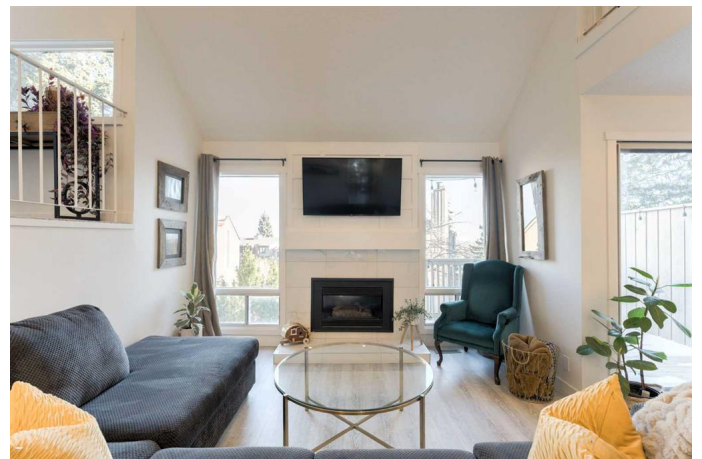
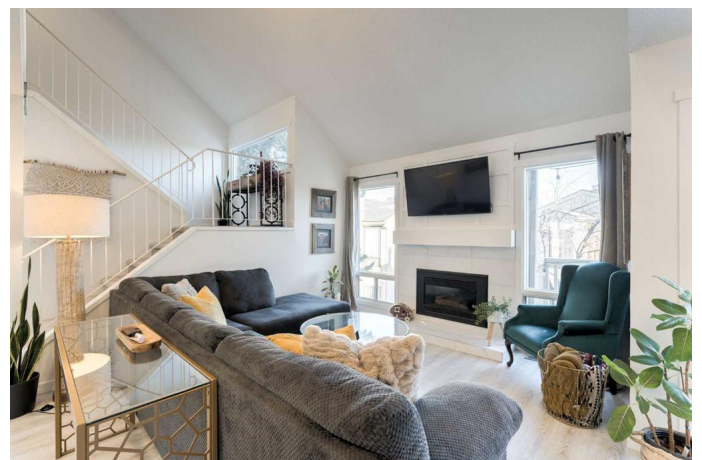
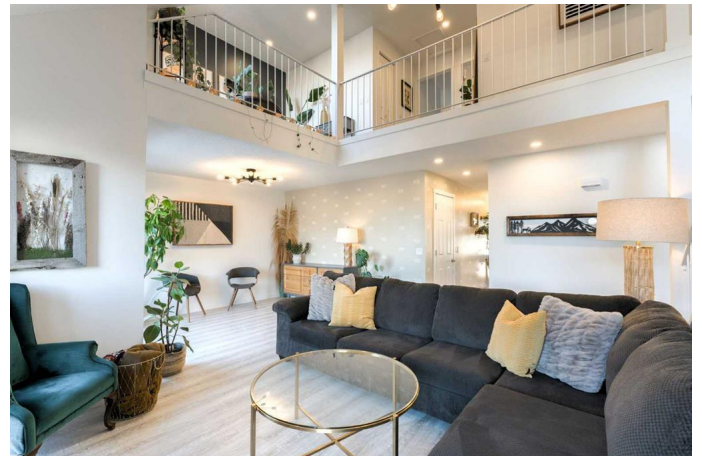
MLS® #A2188724

**\$525,000**

2 Bedroom, 3.00 Bathroom, 1,277 sqft  
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to this stunning half duplex in the desirable community of Beddington Heights! This beautiful, bright, south-facing unit boasts VAULTED CEILINGS and LUXURY VINYL PLANK FLOORING throughout. The home also features a NEST THERMOSTAT making it easy and convenient to keep it at just the right temperature. The modern kitchen is a chef's dream with glossy white cabinets, new stainless steel, WIFI appliances, a white SUBWAY TILE BACKSPLASH and luxurious QUARTZ COUNTERTOPS throughout. Sliding doors off the dining area lead to a private deck, perfect for enjoying the outdoors. The cozy living room features a GAS FIREPLACE with a TILE SURROUND. Upstairs, you'll find an open-to-below LOFT, a spacious 4-piece guest bathroom, and two generously sized bedrooms, including the master suite with a private 3-piece ENSUITE. The FULLY FINISHED WALKOUT BASEMENT offers a spacious REC ROOM with sliding patio doors that open to a serene courtyard. This well-managed complex is surrounded by mature trees, an extended green space and is just steps from a beautiful park. Enjoy walking distance to Nose Hill Park, a great view from the loft window of the airport and Deerfoot trail in the distance and convenient shopping at Beddington Towne Centre, with easy access to Deerfoot City, schools, and public transit. Don't miss the opportunity to live in this quiet, family-friendly neighbourhood!



Built in 1980

## Essential Information

MLS® #	A2188724
Price	\$525,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,277
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	61, 70 Beacham Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1R8

## Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	High Ceilings, Quartz Counters, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Walk-Out

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	41
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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