

# \$509,900 - 61, 70 Beacham Way Nw, Calgary

MLS® #A2206218

**\$509,900**

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

Beddington Heights, Calgary, Alberta

OPEN HOUSE: SUNDAY, APRIL 6 from 1 PM  
- 3 PM \*\*

Welcome to this stunning SOUTH-FACING semi-detached home in the community of Beddington Heights! This bright and BEAUTIFULLY UPDATED unit is full of charm, featuring high ceilings, an open-to-below loft, and luxury vinyl plank flooring throughout.

The heart of the home is the modern, WHITE & BRIGHT KITCHEN, where sleek quartz countertops, a white subway tile backsplash, and brand-new stainless steel appliances with WiFi capabilities create a stylish and functional space. The dining area flows seamlessly onto a private deck, surrounded by lush, MATURE TREES perfect for peaceful outdoor moments and making it feel private.

The cozy living room boasts a gas fireplace with an elegant tile surround, ideal for relaxing evenings. A Nest thermostat ensures comfort and efficiency year-round.

Upstairs, the loft-style landing adds a unique architectural touch, leading to a spacious 4-piece guest bathroom and two generously sized bedrooms, including the primary bedroom with a private 3-piece ensuite.

Downstairs, the fully finished walkout basement offers a spacious Rec room with sliding patio doors that open to a serene



backyard, backing onto an extended green space—ideal for kids or pets to play.

Located in a WELL MANAGED COMPLEX surrounded by mature trees and parks, this home offers incredible access to Nose Hill Park, Beddington Towne Centre, Deerfoot City, schools, and public transit.

Don't miss your chance to live in this quiet, family-friendly neighbourhood!

Built in 1980

### Essential Information

MLS® #	A2206218
Price	\$509,900
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	Finished, 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	April 1st, 2025
Days on Market	4
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
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