

# \$615,000 - 75 Beaconsfield Rise Nw, Calgary

MLS® #A2212589

**\$615,000**

3 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautiful 4-level split home offering over 2000 sq ft of total living space in the highly sought-after and well-established community of Beddington Heights. Featuring 3 bedrooms and 3 full bathrooms, this home is the perfect blend of functionality and charm—ideal for families or anyone looking for a spacious yet inviting layout. The main level welcomes you with a bright and open floor plan, perfect for everyday living and entertaining. The kitchen boasts stainless steel appliances, including a gas range, and opens seamlessly to both the living and dining areas, making mealtime and gatherings a breeze. With four well-designed levels, this home offers multiple living spaces to suit your lifestyle, providing both privacy and versatility. Upstairs, the primary suite features a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper floor. The lower level offers an open recreation room, ideal for a games or media area, centered around a beautiful stone-encased fireplace. A separate entrance leads to a flex room, perfect for a home office or guest space. The basement offers even more living or storage potential, with space that can easily serve as an additional rec room. The utility room includes a workshop area and plenty of extra storage. Outdoors, you'll find an oversized deck, perfect for summer BBQs or quiet morning coffee, a front driveway, an oversized detached garage, and dedicated RV parking—offering abundant storage and



parking for all your needs. Situated in a mature and friendly neighbourhood, youâ€™re just minutes from parks, playgrounds, schools, shopping, and the expansive walking paths of Nose Hill Parkâ€”an ideal setting for outdoor enthusiasts and nature lovers alike. Recent upgrades include a newer furnace and central air conditioner (2019) which are regularly maintained and a newer roof (2019). Donâ€™t miss your chance to own this incredible property that combines versatile living, exceptional storage options, and a prime location in Beddington Heights!

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2212589      |
| Price          | \$615,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,162         |
| Acres          | 0.12          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 75 Beaconsfield Rise Nw |
| Subdivision | Beddington Heights      |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 1X3                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|              |                                                                                                                                             |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Alley Access, Double Garage Detached, Driveway, Insulated, Oversized, Parking Pad, RV Access/Parking, Garage Faces Rear |
| # of Garages | 3                                                                                                                                           |

## Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Separate Entrance, Storage                                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | Central Air                                                                                              |
| Fireplace         | Yes                                                                                                      |
| # of Fireplaces   | 1                                                                                                        |
| Fireplaces        | Basement, Gas, Stone                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Storage                              |
| Lot Description   | Back Lane, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Wood Frame, Wood Siding       |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 15               |
| Zoning         | R-CG             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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