

# \$480,000 - 12 Beddington Rise Ne, Calgary

MLS® #A2199433

**\$480,000**

5 Bedroom, 3.00 Bathroom, 1,043 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Welcome to this charming bungalow with a detached double garage in the desirable community of Beddington Heights. As you step inside, you'll be enveloped in a cozy living room bathed in natural light from the large front windows. The main floor features three bedrooms and a conveniently located four-piece bathroom, accommodating your family comfortably. Step outside onto the inviting front deck, perfect for sipping your morning coffee or relaxing after a long day. Downstairs, you'll find a fully finished basement with two bedrooms, and two four-piece bathrooms. This additional living space includes a cozy family room with a wood-burning fireplace, ideal for curling up with a good book or gathering with your loved ones on chilly evenings. Conveniently located just steps from the property, you'll have easy access to Calgary transit. The home is also close to major grocery stores like Safeway, T&T Supermarket, and Superstore, as well as a network of bike pathways that offer ample recreational opportunities. Beddington Town Centre, the Airport, Deerfoot City Mall, Beddington Blvd., 14 Street, Deerfoot Trail, and Stoney Trail are all within easy reach. This presents an excellent opportunity for investors eagerly awaiting their personal touch!

Built in 1980

## Essential Information



MLS® #	A2199433
Price	\$480,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,043
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	12 Beddington Rise Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1N2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Laminate Counters, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	7
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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