

# \$630,000 - 75 Beaconsfield Rise Nw, Calgary

MLS® #A2212589

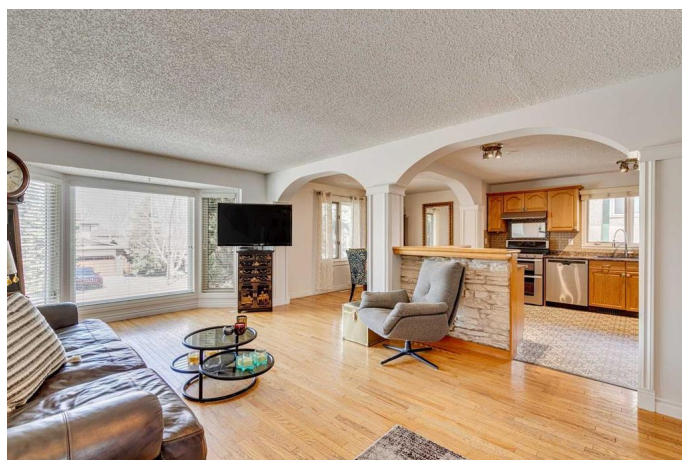
**\$630,000**

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	\$630,000
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
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Parking	Double Garage Detached, Insulated, RV Access/Parking, Additional Parking, Alley Access, Driveway, Garage Faces Rear, Oversized, Parking Pad
# of Garages	3

## Interior

Interior Features	Separate Entrance, Storage
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, 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	2
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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