

# \$414,900 - 52 Beddington Gardens Ne, Calgary

MLS® #A2219596

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,470 sqft  
Residential on 0.04 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully appointed townhome, tucked away in a quiet, well-maintained complex. This spacious 3-bedroom, 2.5-bath townhome effortlessly combines comfort, style, and everyday convenience. The bright and open main floor welcomes you with a cozy gas fireplace in the living room, a sleek modern kitchen with white cabinetry and quartz countertops, and a generous dining area—perfect for family dinners or entertaining guests. Step out onto your private balcony from the dining area to enjoy morning coffee or a peaceful evening unwind. Upstairs, the thoughtfully designed layout offers a true sense of retreat. The expansive primary suite features a walk-in closet and a private 3-piece ensuite, creating a relaxing space to begin and end your day. Two additional well-sized bedrooms provide flexibility for growing families, guests, or a home office, while a spacious 4-piece bathroom completes the upper level with ease. The fully finished walkout basement adds exceptional bonus space—ideal for a family room, playroom, home gym, or movie nights—along with a convenient half-bath and a dedicated laundry area. An attached single garage and oversized driveway provide plenty of parking. Situated within walking distance to schools, public transit, parks, caf  s, restaurants, and grocery stores—and just a quick 15-minute drive to downtown or YYC Airport—this home offers the perfect balance of peaceful living and urban accessibility.



Built in 1996

## Essential Information

MLS® #	A2219596
Price	\$414,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.04
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	52 Beddington Gardens Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4N9

## Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

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

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	CIR Realty
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