

52 Beddington Gardens NE
Calgary, Alberta

MLS # A2219596



\$414,900

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,470 sq.ft.	Age:	1996 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 430
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

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.