

# \$539,900 - 27 Bedfield Close Ne, Calgary

MLS® #A2232432

**\$539,900**

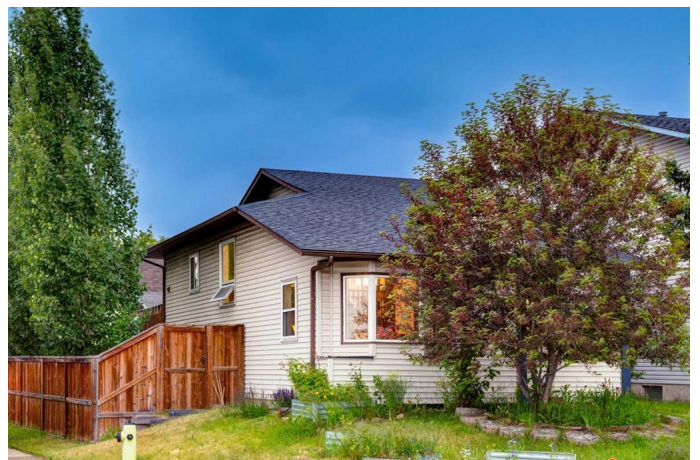
3 Bedroom, 2.00 Bathroom, 974 sqft

Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

WELCOME to 27 BEDFIELD CLOSE NE, located on a CORNER LOT in the ESTABLISHED community of BEDDINGTON HEIGHTS! With Mature Trees, + Bushes that give extra privacy as you walk up to the Front Porch. Imagine yourself LOUNGING in the sun, watching the starry night, or having your morning coffee. This CHARMING 3-Level Split Home offers 1,512 sq ft of TOTAL DEVELOPED LIVING SPACE, featuring 3 Bedrooms, 2 Full Baths, and a 19' x 19' DOUBLE DETACHED GARAGE. Step inside the FOYER, you're welcomed with high ceilings and a NEUTRAL Colour palette. Leading into the INVITING LIVING ROOM, completed with a GAS FIREPLACE - the perfect spot to relax and unwind with family and friends. Up a few steps, the table in the Dining area will seat LOVED ONES while sharing meals, + Conversations as you talk about your day. The WARM KITCHEN featuring LAMINATE COUNTERS, BLACK APPLIANCES, + a water faucet on the sink and a functional layout for everyday living. Just off the kitchen is the access to the BACK DECK and FULLY FENCED YARD, ideal for entertaining or enjoying sunny days outdoors. Also on this level, you'll find a SECOND BEDROOM, a 4 PC BATHROOM, and the SPACIOUS PRIMARY BEDROOM offering COMFORT and PRIVACY.

The FULLY FINISHED BASEMENT adds more living space with a LARGE REC ROOM, a THIRD BEDROOM, 3 PC BATHROOM,



STORAGE AREA, and a LAUNDRY ROOM.  
Additional features include an 8' x 6'  
GREENHOUSE, perfect for growing your own  
herbs, vegetables, or flowers year-round,  
offering a peaceful and practical space for  
gardening enthusiasts.  
Located CLOSE TO PARKS, SCHOOLS,  
SHOPPING, and TRANSIT. This is a  
WONDERFUL OPPORTUNITY in a  
FAMILY-FRIENDLY NEIGHBOURHOOD!  
Beddington Heights is a MATURE northwest  
Calgary community that offers UNBEATABLE  
CONVENIENCE and lifestyle, with QUICK  
ACCESS to major roads, TOP-RATED  
SCHOOLS, sprawling parks like NOSE HILL,  
and a variety of shopping and dining options  
along Centre Street - making it the PERFECT  
place to call home. BOOK NOW!

Built in 1984

### **Essential Information**

MLS® #	A2232432
Price	\$539,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.09
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

### **Community Information**

Address	27 Bedfield Close Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3K 3L3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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