

# \$675,000 - 16 Bedwood Rise Ne, Calgary

MLS® #A2261068

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

**\*\*ATTENTION** investors, first time buyers, Enjoy this 3 bedroom 2 storey property that is backing onto a green space!!! Here, you will find just over 2300 Square feet of developed living area (total SQ FT ) in Beddington Heights! This residence has an excellent well crafted bright & open concept main floor that includes vaulted ceilings with 2 skylights, new laminate flooring, a generous living area, separate dining room, a great room w/wood burning fireplace!! The large open kitchen features Island seating, & another dining/kitchen nook located in the sunny bay window! Steps from the kitchen/great room you will find a 2 level deck!! Enjoy a morning coffee, an evening BBQ, or just hang out in the expansive back yard that backs onto a green space!! Main floor laundry is a bonus. An updated 2pc bath & access to the large double garage complete the main floor. Upstairs you will be greeted with a good sized master bedroom that will easily fit a king sized bed and more! Comes with a walk in closet, a 4pc ensuite with a giant soaker tub & a walk in shower. The other 2 bedrooms are of ample size and are steps down the hall to another main 4 pc bath!! (Currently updating with new flooring, paint, counter top and under-mount sink! Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool table with all the accessories (included ) a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, & some TV if you



desire. This unique space is large enough to accommodate a healthy guest list!! There is also plenty of storage in the large cold room for canned goods or other misc items. Come check it out! The front drive, double attached garage has an overhead gas heated furnace, is insulated & dry-walled, has access to yard, and comes with a ton a storage cabinets plus a workbench 5 mins Deerfoot trail, Stoney Trail, shopping, pubs, shops, schools, restaurants, pool, & public transit a few blocks away! Views into the green space right outside the back fence are visible from the top floor. Owner will look at all decent offers!

Built in 1983

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261068    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,695       |
| Acres          | 0.11        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 16 Bedwood Rise Ne |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K2H2             |

### **Amenities**

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                             |
| Parking        | Double Garage Attached, Insulated, On Street, Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Side By Side |
| # of Garages   | 2                                                                                                                             |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Bar                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings, See Remarks |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Fireplace         | Yes                                                                                   |
| # of Fireplaces   | 1                                                                                     |
| Fireplaces        | Wood Burning, Brick Facing, Great Room                                                |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Rectangular Lot, Few Trees, Standard Shaped Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Brick, Wood Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 28                |
| Zoning         | R-CG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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