

## 52 Beddington Gardens NE Calgary, Alberta

MLS # A2219596



# \$414,900

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

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