

# \$499,900 - 91 Bedfield Close Ne, Calgary

MLS® #A2222119

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,510 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

We are introducing one of the best priced homes in Calgary! Nestled on a quiet street, this well maintained 4 level split located in the sought after community of Beddington is a MUST-SEE! Are you looking to purchase your first home? An excellent rental property? You MUST come see this one! The main floor consists of a living room, a formal dining room and kitchen with another dining area. The upper floor offers a large master bedroom, a second bedroom and a 4PC bathroom. The 3rd level comes with a laundry room, humongous family room/recreational area, complete with a cozy wood-burning fireplace and a 3PC bathroom. You'll also find a WALKOUT to the beautiful yard. There are 3 beautiful lilac bushes, and a huge patio to relax on. Enjoy the FULLY FENCED back yard, perfect for your children or pets to play safely, as well as a concrete pad for parking. Step down to the very lowest level which offers an additional cozy bedroom, large storage area, and mechanical room. Recent upgrades include a high-efficiency furnace and hot water tank, and the roof is only one year old! Discover peace and tranquility with no neighbors directly across the street and very little traffic. An ideal spot for families or anyone seeking a quiet home. Just 100 feet from a playground and only minutes from YYC and downtown, your future home offers both convenience and comfort. Shopping and schools are nearby as well. Book your appointment NOW!



Built in 1985

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2222119      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,510         |
| Acres          | 0.07          |
| Year Built     | 1985          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 91 Bedfield Close Ne |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 3L7              |

## Amenities

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

## Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Brick Facing, Wood Burning                                   |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

## Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | None                                   |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 16th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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