

# \$459,900 - 91 Bedfield Close Ne, Calgary

MLS® #A2222119

**\$459,900**

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

Beddington Heights, Calgary, Alberta

**BEST PRICED SINGLE FAMILY DETACHED HOME IN CALGARY'S NORTH!!!** 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	\$459,900
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	Parking Pad, Alley Access

### 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	32
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX First
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