



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**55 BEACONSFIELD Crescent, Calgary T3K1W5**

MLS® #: **A2114582** Area: **Beddington Heights** Listing Date: **04/04/24** List Price: **\$439,000**  
Status: **Active** County: **Calgary** Change: **-\$3k, 14-May** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**  
City/Town: **Calgary** Finished Floor Area: **857**  
Year Built: **1980** Abv Sqft: **857**  
Low Sqft: **857**  
Ttl Sqft: **857**  
Lot Information  
Lot Sz Ar: **2,691 sqft**  
Lot Shape: **Frontage 5.44 m, Back 10.94 m;**  
Access:  
Lot Feat: **Back Yard,City Lot,Interior Lot,Landscaped,Pie Shaped Lot**  
Park Feat: **Off Street**

DOM

**45**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **0**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit**

Construction: **Metal Siding**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator**  
Int Feat: **Laminate Counters,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 10`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 8`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`0" x 6`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`10" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`10" x 9`11"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 4`10"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`10" x 3`6"</b>	<b>Play Room</b>	<b>Basement</b>	<b>18`4" x 13`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8110239**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**WITH A VIEW OF THE NOSE HILL PARK, THIS TWO BEDROOM BI-LEVEL HALF DUPLEX IS A GREAT STARTER HOME OR INVESTMENT PROPERTY. LOCATED ON A QUIET CRESCENT JUST OFF 14 STREET NW, IT'S CONVENIENT TO GO TO THE UNIVERSITY, SAIT, DOWNTOWN OR TRANSCANADA HIGHWAY. NOSEHILL PARK IS JUST ACROSS THE STREET FOR WALKING, HIKING & BIKING. SCHOOLS, SHOPPING, RESTAURANTS ARE ALL NEARBY. INTERIOR FEATURES INCLUDE A LARGE LIVING ROOM WITH GAS LOG FIREPLACE; A FUNCTIONAL KITCHEN EQUIPPED WITH ELECTRICAL RANGE, REFRIGERATOR, DISHWASHER AND HOOD-FAN; A GOOD-SIZED DINING ROOM; TWO BEDROOMS AND A 4-PIECE BATH. BASEMENT IS PARTIALLY DEVELOPED AT ONE END WITH A SPACIOUS RECREATION ROOM. THERE IS STILL AMPLE ROOM FOR FUTURE DEVELOPEMENT TO YOUR OWN TASTE AND NEEDS.**

Inclusions:  
Property Listed By:

**None**  
**Century 21 Bravo Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











