



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3 BEDFORD Circle, Calgary T3K 1K9**

MLS® #: **A2134952** Area: **Beddington Heights** Listing Date: **05/24/24** List Price: **\$659,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 20-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **4,885 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,136**  
 Low Sqft:  
 Ttl Sqft: **1,136**

DOM

**32**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:

Lot Feat: **Corner Lot**  
 Park Feat: **Double Garage Detached, Garage Faces Front, Oversized, See Remarks**

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile, Hardwood, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`0" x 8`4"	Eat in Kitchen	Main	13`2" x 12`6"
Living Room	Main	20`0" x 12`5"	Bedroom - Primary	Second	12`7" x 11`11"
Bedroom	Second	14`5" x 7`5"	Bedroom	Second	11`0" x 9`6"
4pc Bathroom	Second	8`8" x 4`11"	Bedroom	Lower	16`10" x 8`4"
Bedroom	Lower	11`10" x 8`1"	Bedroom	Basement	12`0" x 10`8"

**Kitchen With Eating Area  
Furnace/Utility Room**

**Basement  
Basement**

**15`1" x 12`0"  
12`1" x 8`3"**

**4pc Bathroom**

**Basement**

**7`10" x 5`0"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811589**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**Fantastic opportunity to own a single-family home in the renowned community of Beddington. This updated & upgraded 4-level split detached home boasts over 2,000+ sq ft of developed living space, 6 bedrooms, two kitchens, two full bathrooms, a rear separate entrance for the lower level rental, and an oversized double garn age. The main floor features a west living room with three windows, a formal dining room, and a very functional enclosed eat-in kitchen. The updated oak kitchen cabinetry, granite countertops plus the brand new stove & microwave make it a dream place for a gourmet. Walking up the oak hardwood stairs, you come to the upper level where you will find three cozy bedrooms and a 4 piece bathroom. All bedrooms are replaced with vinyl windows. Both the main floor and upper level are upgraded with oak hardwood flooring. The lower level is purposely separated into two large bedrooms and an extra-large closet in the hallway. Two large windows serve the rooms. Coming to the finished basement, you will find one bedroom (with a non-egress window), a huge eat-in kitchen (Illegal), one 4-pc full bathroom, and a big furnace/laundry room. Laminate flooring completes the basement. The south side yard provides you with a huge green space for your kids' activities. The oversized garage (24'x 24') has a concrete pathway around it. One pathway leads you to the rear door for separate entrance purposes if you rent the lower level to cover your mortgage. Taking the advantage of CORNER LOT, you have ample parking for another 3 vehicles on both the south and west sides. Recent updates include a new roof (2023 August), hot water tank (2023 November), electrical stove (2024 May), microwave (2024 May), and a portion of a new fence on the north side. This home is move-in ready and awaits the new owner. Ideally located in such a great spot, you can hop on the Deerfoot Trail in two minutes and drive three minutes to the Beddington shopping Centre and Centre Street. This home will be the perfect choice no matter whether you are living in or living up-renting down. Don't miss out on the opportunity before it's gone. Explore the 3D virtual link for more details.**

Inclusions:  
Property Listed By:

n/a  
**CIR Realty**

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











