



THE
A-TEAM

**RE/MAX
FIRST**

12 BEDDINGTON Rise, Calgary T3K1N2

MLS® #: **A2159352** Area: **Beddington Heights** Listing Date: **08/20/24** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 09-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,003**
 Lot Sz Ar: **4,101 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,003**

DOM

29
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Concrete,Metal Siding**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Other** Flooring: **See Remarks**
 Sewer: Ext Feat: **Garden,Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 4`10"	Bedroom	Main	11`3" x 9`10"
Dining Room	Main	12`1" x 8`1"	4pc Bathroom	Basement	7`0" x 4`11"
Bedroom	Basement	10`7" x 13`2"	Kitchen	Basement	11`7" x 12`0"
Game Room	Basement	15`1" x 18`5"	Bedroom - Primary	Main	11`2" x 12`11"
Bedroom	Main	7`10" x 9`6"	Living Room	Main	12`1" x 13`6"
4pc Bathroom	Basement	8`11" x 7`0"	Bedroom	Basement	10`7" x 7`9"
Kitchen	Main	12`0" x 9`0"	Storage	Basement	10`8" x 4`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1

7910500

Remarks

Pub Rmks: **LOCATION !!! Welcome to this inviting freshly painted 3-bedroom, detached home, perfectly positioned on a generous over 4,000 square foot lot. This charming residence offers ample living space and a range of features perfect for comfortable family living .A fully finished basement adds an extra dimension to the home, featuring additional living space with a kitchen and 2 full bathroom, ideal for guests or as an in-law suite (illegal).This property is good for an investor or first time home buyer .**

Inclusions:
Property Listed By: **N/A
Town Residential**

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







