



THE
A-TEAM

**RE/MAX
FIRST**

36 BEDDINGTON Circle, Calgary T3K 1K6

MLS®#: **A2165278** Area: **Beddington Heights** Listing Date: **09/11/24** List Price: **\$579,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1980** Abv Sqft: **1,264**
 Lot Sz Ar: **5,026 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,264**

DOM

8
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Aluminum Siding ,Brick,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Entrance** **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`1" x 11`2"	Foyer	Main	7`4" x 7`6"
Kitchen	Main	13`5" x 11`2"	Living Room	Main	16`3" x 14`6"
3pc Ensuite bath	Second		4pc Bathroom	Second	
Bedroom - Primary	Second	11`9" x 14`9"	Bedroom	Second	9`11" x 11`8"
Bedroom	Second	8`11" x 11`8"	3pc Bathroom	Lower	
Bedroom	Lower	10`2" x 9`10"	Family Room	Lower	19`2" x 13`10"
Bedroom	Basement	10`10" x 10`2"	Storage	Basement	22`0" x 24`8"

Furnace/Utility Room

Basement

9`10" x 7`2"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

Zoning:

R-C1

7811589

Remarks

Pub Rmks:

Here is good one! This four level split has been lovingly cared for by the current owners for over the past 40 years. It shows pride of ownership. Off the entrance level foyer is a generous living room with a big 4 panel bay window flanked by a large kitchen/ dining room. These areas all have shiny hardwood floors. The upper bedroom level has two bedrooms, one with a fabulous murphy bed, a 4pc main bath and the spacious master suite with its 3 pc ensuite bath and double closets. Down one floor from the main level we have a fourth bedroom, a rec/family room perfect for movie watching or entertaining another 3pc bath and laundry room. This level also has a walk up back door to the rear yard. A 5th bedroom (has legal egress window)/ crafting room shares the basement with a large storage area and utility room, as well as access to a massive storage crawl space under the lower level. In the back yard is a nice patio, a graveled parking pad and an oversized single garage, with work benches. Both the front and rear yards are nicely landscaped. Some updates over the years have been all new windows, new ensuite bathroom, hardwood floors, tiling, carpets and tons of pot lights just to name a few. Overall a very nice place to call home!

Inclusions:

Property Listed By:

**garage door opener and remote, central vacuum and attachments
Century 21 Bamber Realty LTD.**

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











