



THE
A-TEAM

**RE/MAX
FIRST**

96 BEDDINGTON Circle, Calgary T3K 1K6

MLS® #: **A2166596** Area: **Beddington Heights** Listing Date: **10/09/24** List Price: **\$564,850**
 Status: **Active** County: **Calgary** Change: **-\$5k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **6,673 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Garden, No Neighbours Behind, Irregular Lot, Treed**
 Park Feat: **Concrete Driveway, Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,349**
 Low Sqft:
 Ttl Sqft: **1,349**

DOM

73
Layout
 Beds: **4 (3 1)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Garden, Private Yard, Rain Gutters, Storage**

Construction: **Aluminum Siding**
 Flooring: **Carpet, Laminate, Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range, Garage Control(s), Window Coverings**
 Int Feat: **See Remarks**
 Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`4" x 11`7"	Kitchen	Main	16`8" x 8`8"
Dining Room	Main	11`3" x 10`5"	2pc Bathroom	Main	7`7" x 3`0"
Bedroom - Primary	Second	13`1" x 10`1"	Bedroom	Second	11`1" x 10`1"
Bedroom	Second	10`0" x 8`10"	4pc Bathroom	Second	11`1" x 4`11"

**Bedroom
Furnace/Utility Room**

**Lower
Lower**

**18`7" x 17`11"
11`5" x 7`6"**

Laundry

Lower

11`5" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910500

Zoning:
R-C1

Remarks

Pub Rmks:

This excellent three-bedroom family home in Beddington Heights boasts a completely new exterior, including a new roof, siding, fascia, and gutters. All windows and doors were replaced four years ago, along with numerous other upgrades, making this home move-in ready. It features a massive backyard with ample space for an RV and is beautifully landscaped with a garden area for growing vegetables. A playground is conveniently located across the street, perfect for children.

Inclusions:
Property Listed By:

**none
Real Estate Professionals Inc.**

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

















