



THE
A-TEAM

**RE/MAX
FIRST**

68 BEDFORD Circle, Calgary T3K 1L1

MLS® #: **A2173316** Area: **Beddington Heights** Listing Date: **11/20/24** List Price: **\$629,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**
Lot Information
Lot Sz Ar: **6,296 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,362**
Low Sqft:
Ttl Sqft: **1,362**

DOM

1
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Pie Shaped Lot,Treed**
Park Feat: **Alley Access,Double Garage Detached**
Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Freezer,Refrigerator,Stove(s),Washer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Second	4`11" x 7`9"	4pc Bathroom	Second	4`11" x 7`11"
Bedroom	Second	11`11" x 9`11"	Bedroom	Second	8`5" x 9`0"
Dining Room	Second	16`7" x 10`2"	Foyer	Second	7`0" x 6`4"
Kitchen	Second	14`11" x 16`9"	Living Room	Main	13`3" x 17`7"
Bedroom - Primary	Second	12`0" x 12`0"	3pc Bathroom	Basement	7`2" x 9`8"
Bedroom	Basement	11`11" x 16`2"	Bedroom	Basement	11`4" x 16`4"
Storage	Basement	22`2" x 16`0"	Game Room	Basement	18`5" x 14`1"
Furnace/Utility Room	Basement	10`0" x 10`1"			

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R-CG

7811589

Remarks

Pub Rmks:

Welcome to this inviting bi-level home in the desirable community of Beddington, where space, style, and practicality come together seamlessly. As you step inside, you'll be greeted by the cozy living room, centering around a charming wood-burning fireplace, perfect for curling up with a good book or gathering with loved ones on cold evenings. The living room is complete with a tall, vaulted ceiling and large front windows looking onto your quiet street. As you make your way upstairs you will find a formal dining room, adding an elegant touch for hosting dinner parties or family gatherings. From here you'll be drawn to the large renovated kitchen, a true heart of the home, complete with a breakfast nook and an expansive island—ideal for preparing meals and entertaining. Step outside to discover the true gem of this property—a huge, landscaped private pie lot backing onto a green belt! The fenced backyard offers both security and serenity, with plenty of room for outdoor play, gardening, or weekend BBQs. A front deck invites you to enjoy your morning coffee or unwind after a long day. Upstairs, the primary bedroom offers a private escape with its own 3pc ensuite, while two additional bedrooms and a full bathroom provide plenty of space for the rest of the family. Downstairs, you'll find that the 9 ft ceilings change the whole feel of the basement! It is complete with two more huge bedrooms and a third bathroom, along with a laundry area and ample storage space, ensuring everything has its place. Outside, you will find a paved side alley leading to the double garage, offering both parking and additional storage. With easy access to Beddington Trail, Deerfoot and Stoney Trail, commuting is a breeze, while the peace of this quiet neighborhood remains intact. This home is the perfect blend of function and comfort, waiting to be the backdrop for your family's next chapter. Don't miss this opportunity, call your favorite realtor today!

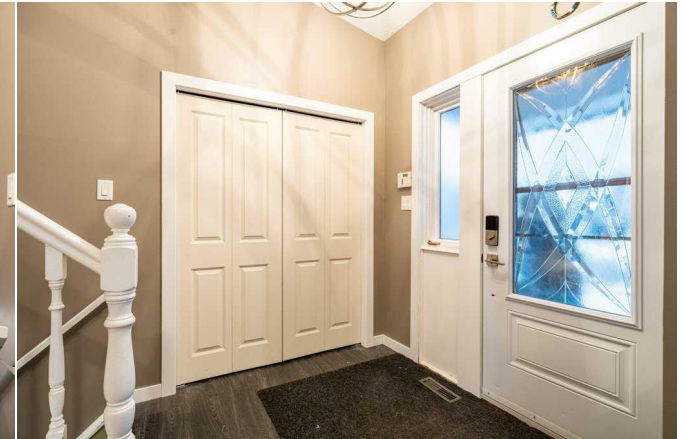
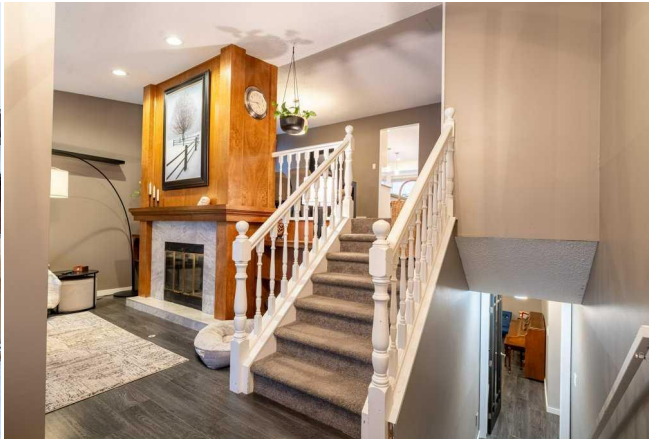
Inclusions:

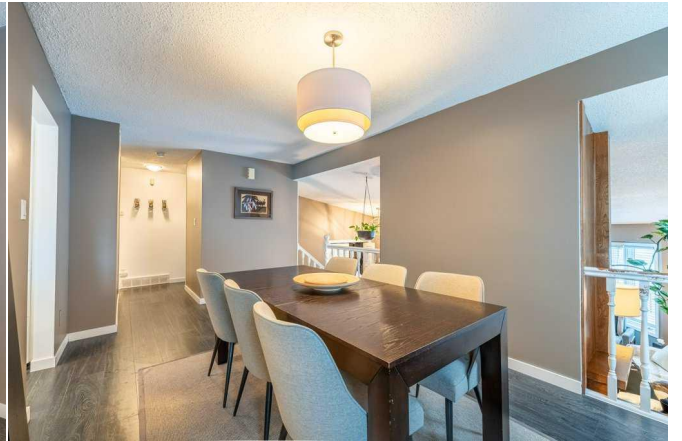
Cube Freezer in Kitchen

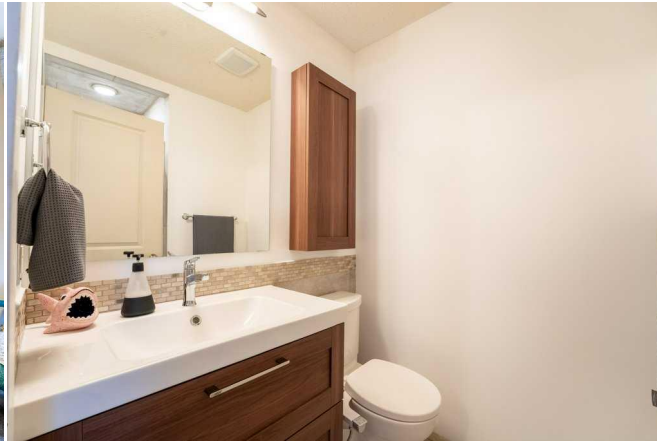
Property Listed By:

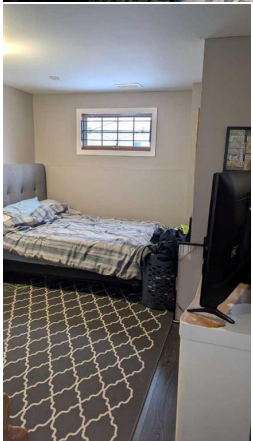
eXp Realty

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











68 Bedford Cir NE, Calgary, AB

2nd Floor Exterior Area 1362.17 sq ft
Interior Area 1272.72 sq ft



0 4 8
ft

PREPARED: 2024/11/19

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Basement (Below Grade) Exterior Area 1041.66 sq ft
Interior Area 862.02 sq ft
Excluded Area 328.74 sq ft



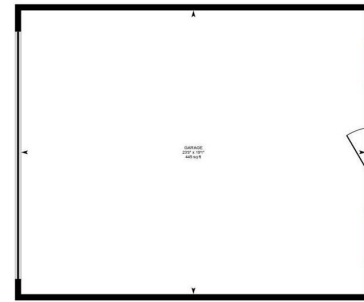
0 3 6
ft

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Garage Excluded Area 480.66 sq ft



0 2 4
ft

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