



THE
A-TEAM

**RE/MAX
FIRST**

108 BEDFORD Circle, Calgary T3K 1L1

MLS®#: **A2173366** Area: **Beddington Heights** Listing Date: **11/07/24** List Price: **\$550,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **6,339 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Low Maintenance Landscape, Rectangular Lot, Treed**
 Park Feat: **Off Street, Parking Pad**

Finished Floor Area
 Abv Sqft: **1,169**
 Low Sqft:
 Ttl Sqft: **1,169**

DOM

13
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **4 Level Split**
Parking
 Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Vinyl Siding**
 Flooring: **Carpet, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Stove(s), Washer**
 Int Feat: **Kitchen Island, Open Floorplan, Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Second	4`11" x 9`4"	Bedroom	Second	10`1" x 12`10"
Bedroom - Primary	Second	15`6" x 12`0"	Dining Room	Main	6`9" x 25`2"
Kitchen	Main	10`1" x 25`2"	Living Room	Main	17`1" x 14`9"
3pc Bathroom	Lower	4`10" x 8`10"	Bedroom	Lower	9`4" x 12`5"
Bedroom	Lower	15`1" x 11`5"	Laundry	Basement	7`8" x 5`9"
Game Room	Basement	15`11" x 18`0"	Furnace/Utility Room	Basement	10`0" x 12`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7811589

Remarks

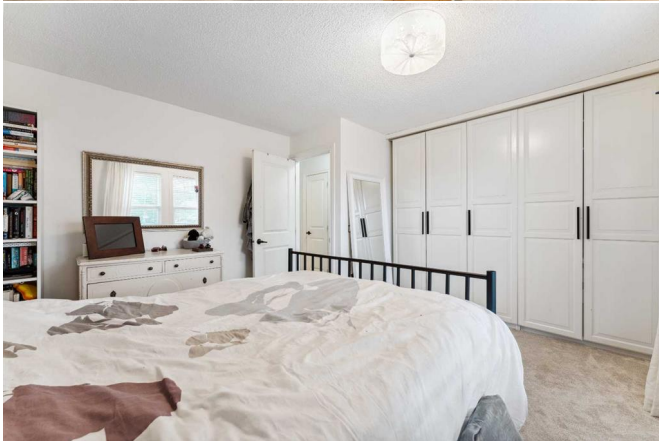
Pub Rmks: **Welcome home to this stunning renovated 4-level split in the desirable Beddington Heights! Step inside to find a bright and inviting open concept main floor. Luxury Vinyl Plank flows seamlessly through the living room into the beautifully updated kitchen. The heart of the home features a large kitchen island that invites gatherings and casual meals, this culinary space is equipped with stylish finishes including a convenient pot filler faucet and gas stove as well as ample storage, making cooking a joy. This charming home features 2 bedrooms above grade, with a renovated 4 pc bathroom. Making your way downstairs you will find 2 additional bedrooms, making it ideal for growing families or those who love to host guests. You will also find another beautifully modernized 3 pc bathroom. There's plenty of room for everyone. The lower level features a cozy rec room that has been sound proofed, perfect for movie nights or game days, and offers endless possibilities for relaxation and entertainment. This versatile space can be tailored to fit your lifestyle, whether it's a playroom, office, or gym. Step outside to discover your huge private fenced yard, an ideal setting for children to play, pets to roam, or for hosting summer barbecues with friends and family. The paved side driveway provides convenient access and ample parking for your vehicles. Located in the vibrant Beddington Heights neighborhood, you'll enjoy a community filled with parks, schools, and convenient amenities—all just a stone's throw away. This home is more than just a place to live; it's a place to create lasting memories. Don't miss out on this fantastic opportunity—schedule your private showing today!**

Inclusions: **Storage Shed**
Property Listed By: **eXp Realty**

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









108 Bedford Cir NE, Calgary, AB

2nd Floor Exterior Area 442.95 sq ft
Interior Area 397.20 sq ft



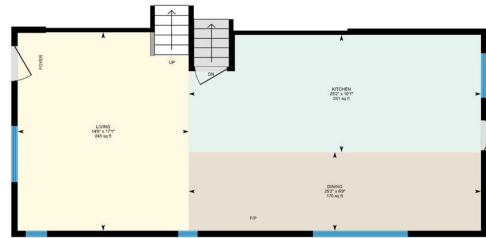
PREPARED: 2024/11/07



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.

108 Bedford Cir NE, Calgary, AB

Main Floor Exterior Area 726.12 sq ft
Interior Area 677.48 sq ft



PREPARED: 2024/11/07



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108 Bedford Cir NE, Calgary, AB

Lower (Below Grade) Exterior Area 371.92 sq ft
Interior Area 222.08 sq ft
Excluded Area 44.62 sq ft



PREPARED: 2024/11/07



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108 Bedford Cir NE, Calgary, AB

Basement (Below Grade) Exterior Area 491.24 sq ft
Interior Area 420.68 sq ft



PREPARED: 2024/11/07



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