



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**56 BEDFORD Circle, Calgary T3K 1L1**

MLS®#: **A2174109**      Area: **Beddington Heights**      Listing Date: **10/18/24**      List Price: **\$554,900**  
 Status: **Pending**      County: **Calgary**      Change: **-\$5k, 18-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **4,348 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **956**  
 Low Sqft:  
 Ttl Sqft: **956**

DOM

**108**  
Layout  
 Beds: **3 (2 1)**  
 Baths: **2.0 (2 0)**  
 Style: **3 Level Split**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**

Construction: **Wood Frame**  
 Flooring: **Ceramic Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dryer,Electric Stove,ENERGY STAR Qualified Dishwasher,ENERGY STAR Qualified Refrigerator,Washer**  
 Int Feat: **Natural Woodwork**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	11`7" x 12`6"	Bedroom	Upper	10`6" x 8`1"
4pc Bathroom	Upper	7`10" x 4`10"	Kitchen	Upper	11`2" x 7`8"
Breakfast Nook	Upper	7`9" x 9`1"	Dining Room	Upper	9`0" x 9`3"
Living Room	Main	15`7" x 11`7"	Bedroom	Basement	10`10" x 11`9"
3pc Bathroom	Basement	10`1" x 5`0"	Flex Space	Basement	13`10" x 15`11"
Sauna	Basement	5`1" x 7`1"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811589**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**New price: This Beddington home offers a total of 3 bedrooms & 2 bathrooms! in 2018 this house received a New roof, hot water system, furnace and central A/C. In 2024 renovations galore: new electrical outlets, wall plates, GFI, new main water valve & HVAC vents, new main floor plumbing, new valves for all sinks, bathrooms and so much more. New appliances(stove, fridge & dishwasher) and renovated bathrooms. New floors; carpet, vinyl plank, new interior & exterior doors , new lights and of course a NEW & modern kitchen. This established community offers quick access to major roads & lots of green spaces to enjoy too!Come & enjoy! Just move in!**

Inclusions:  
Property Listed By:

**sauna**  
**MaxWell Canyon Creek**

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

















