



THE
A-TEAM

**RE/MAX
FIRST**

56 BEDFORD Circle, Calgary T3K 1L1

MLS®#: **A2174109** Area: **Beddington Heights** Listing Date: **10/18/24** List Price: **\$567,900**
 Status: **Active** County: **Calgary** Change: **-\$7k, 18-Nov** 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

64
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** Construction: **Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,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: **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 a 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 & lotsof 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











