



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 BEDFORD Circle, Calgary T3K1L1**

MLS®#: **A2176486**      Area: **Beddington Heights**      Listing Date: **11/02/24**      List Price: **\$595,000**  
 Status: **Pending**      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: **4,606 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **999**  
 Low Sqft:  
 Ttl Sqft: **999**

DOM

**19**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:  
 Lot Feat: **Back Yard,Front Yard,Landscaped**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 9`1"	Bedroom	Main	9`3" x 8`0"
Bedroom	Main	11`6" x 8`0"	Bedroom	Basement	9`4" x 7`4"
Bedroom	Basement	10`9" x 9`9"	Bedroom	Basement	13`6" x 7`3"
Living Room	Main	16`0" x 11`5"	Kitchen	Main	11`7" x 8`0"
Dining Room	Main	10`0" x 7`9"	Living/Dining Room Combination	Basement	10`8" x 10`0"
Kitchen	Basement	11`2" x 7`5"	Laundry	Main	3`3" x 3`1"
Laundry	Basement	6`2" x 5`3"	Furnace/Utility Room	Basement	6`6" x 6`4"

3pc Bathroom  
4pc Bathroom

Main  
Main

5`10" x 5`3"  
8`0" x 4`10"

3pc Bathroom

Basement

7`5" x 6`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811589**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **This stunningly renovated 6-bedroom, 3-bathroom bungalow is the perfect blend of modern luxury and practical investment. Every detail has been thoughtfully updated, making this home truly move-in ready. Step inside to light-filled main floor, where brand-new flooring complements the fresh, modern color palette throughout. The brand-new kitchen is a chef's dream, featuring elegant cabinetry, high-end countertops, and state-of-the-art stainless steel appliances—all designed to enhance both style and functionality. With six bedrooms, this home offers flexibility and comfort for large families or multi-generational living. The primary bedroom serves as a cozy retreat, while additional bedrooms are ideally suited for children, guests, or even a home office setup. The fully finished basement is a true standout, complete with an illegal suite that offers endless possibilities. Whether you're looking to generate rental income, create a separate living area for family members, or simply enjoy extra space for entertaining, the lower level adds valuable flexibility and potential. Outside, this property is nestled in a desirable, family-friendly neighbourhood with parks, schools, and shopping centers just minutes away. Enjoy the convenience of urban amenities without sacrificing peace and privacy. With its prime location, immaculate upgrades, and income potential, this home is a rare find in today's market. Don't wait—schedule your private showing today to experience all that this exceptional home has to offer!**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

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





















