



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2186196**      Area: **Beddington Heights**      Listing Date: **01/13/25**      List Price: **\$599,900**  
 Status: **Pending**      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

**9**  
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

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

Furnace/Utility Room

Basement

10`0" x 10`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811589**

Zoning:  
**R-CG**

Remarks

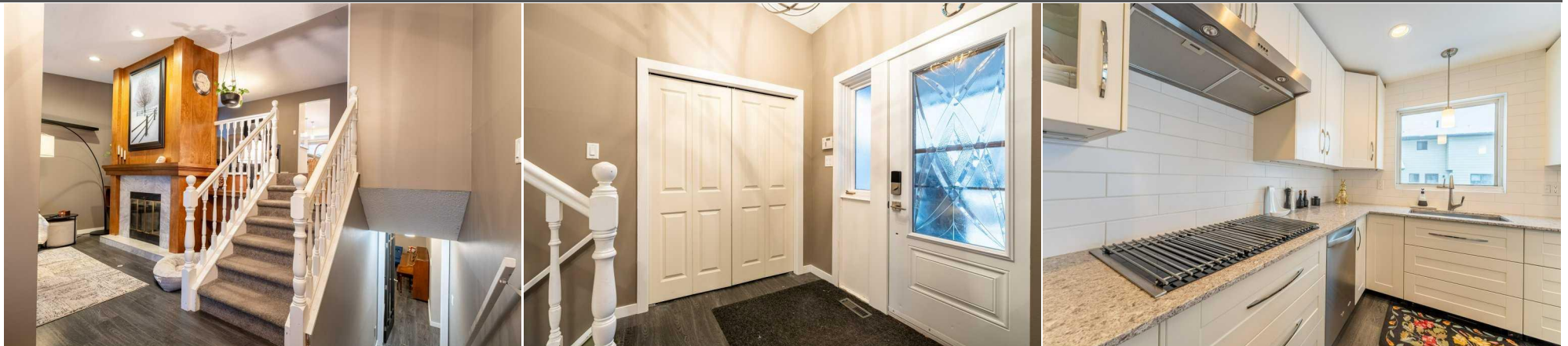
Pub Rmks:

**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:  
Property Listed By:

**Cube Freezer in Kitchen.**  
**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

PREPARED: 2024/11/19



White regions are excluded from total floor area in GUCOE 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 1041.88 sq ft  
Interior Area 893.02 sq ft  
Excluded Area 228.74 sq ft



0 3 6

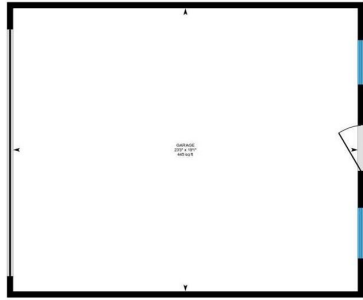
PREPARED: 2024/11/19



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Garage Excluded Area 480.66 sq ft



0 2 4 ft

PREPARED: 2024/11/19



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