



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**72 BEACONSFIELD Way, Calgary T3K 1x1**

MLS® #: **A2189783**

Area: **Beddington Heights**

Listing Date: **01/23/25**

List Price: **\$619,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**  
Lot Information  
Lot Sz Ar: **4,994 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,140**  
Low Sqft:  
Ttl Sqft: **1,140**

DOM

**90**

Layout

Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Aluminum Siding**  
Flooring: **Carpet,Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Bookcases,Central Vacuum,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`11" x 12`0"
Dining Room	Main	11`5" x 8`10"
3pc Ensuite bath	Upper	7`7" x 4`5"
Bedroom	Upper	10`10" x 9`11"
Family Room	Lower	19`0" x 14`3"
Laundry	Lower	7`4" x 6`0"
Furnace/Utility Room	Basement	11`11" x 7`1"

Room	Level	Dimensions
Kitchen	Main	12`4" x 10`11"
Bedroom - Primary	Upper	12`8" x 11`3"
Bedroom	Upper	10`11" x 9`0"
4pc Bathroom	Upper	7`8" x 4`11"
Bedroom	Lower	12`3" x 11`7"
Game Room	Basement	21`10" x 20`2"
2pc Bathroom	Lower	

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**7910321**

Remarks

Pub Rmks: **PLENTY OF SPACE! 4 LEVELS FULLY DEVELOPED! Great location with easy access to Nose Hill Park and all the recreational activities it has to offer, This home is perfect for a large family with 4 bedrooms and a large fully developed family room and additional recreation room on the 2 lower levels. There is a deck on the back for summer barbecues and a double detached garage backing out to a large alleyway with plenty of space for manouvering a large vehicle, This home features upgraded triple pane windows throughout, central vac system, woodburning fireplace, upgraded flooring and Grohe sink fixtures. This home is a must to view. Storage shed**

Inclusions:  
Property Listed By: **Century 21 Bamber Realty LTD.**

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















