



THE
A-TEAM

**RE/MAX
FIRST**

24 BEACHAM Way, Calgary T3K 1R8

MLS® #: **A2190779**

Area: **Beddington Heights**

Listing Date: **01/29/25**

List Price: **\$580,000**

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: **4,402 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,156**
Low Sqft:
Ttl Sqft: **1,156**

DOM

3

Layout

Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Balcony, Garden, Lighting, Playground, Private Entrance, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Kitchen Island, Separate Entrance, Storage**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`11"
Bedroom	Main	12`10" x 12`10"
Dining Room	Main	15`4" x 9`9"
Kitchen	Main	12`5" x 14`11"
Laundry	Main	3`3" x 4`3"
3pc Bathroom	Basement	7`7" x 5`4"
Bedroom	Basement	10`1" x 12`9"
Game Room	Basement	28`1" x 19`1"
Furnace/Utility Room	Basement	7`0" x 12`9"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`3"
Bedroom	Main	9`6" x 8`6"
Foyer	Main	6`9" x 4`1"
Living Room	Main	11`10" x 10`4"
Bedroom - Primary	Main	12`10" x 11`1"
Bedroom	Basement	10`9" x 9`4"
Kitchen	Basement	11`9" x 7`1"
Storage	Basement	6`11" x 9`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7910490**

Zoning: **R-CG**

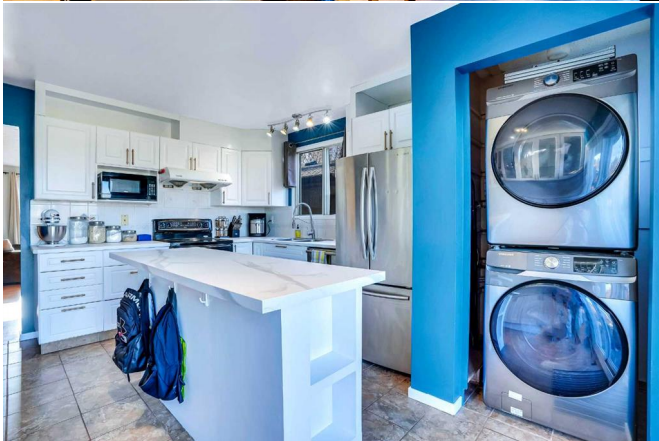
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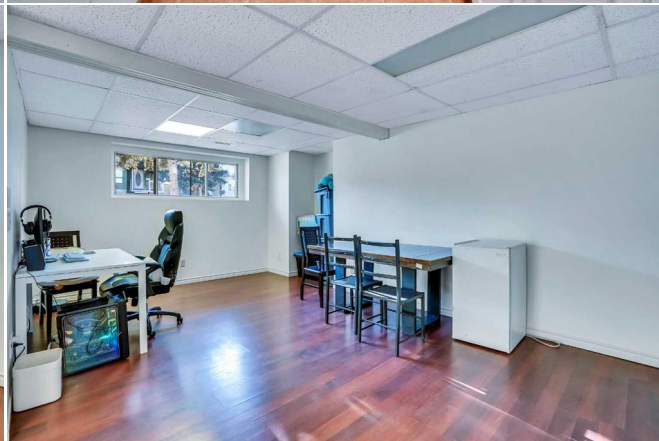
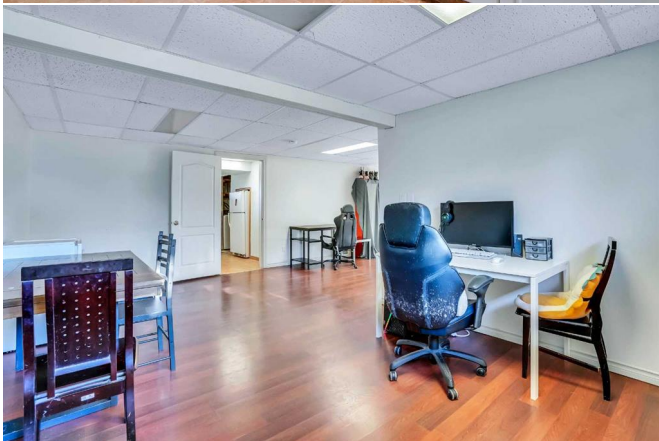
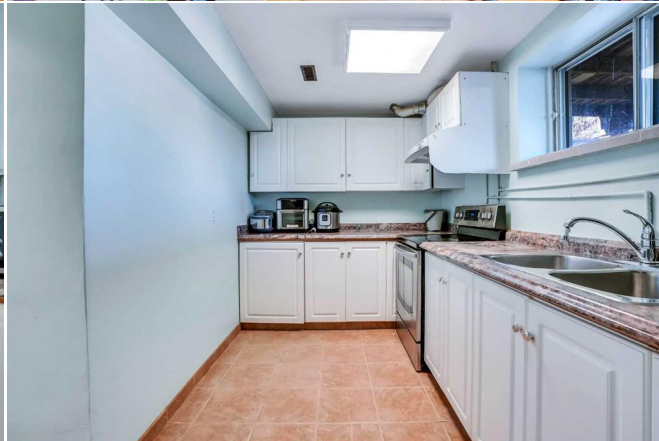
Pub Rmks: **Nestled in the desirable community of Beddington Heights, this property is a fantastic investment opportunity with excellent rental income. With nearly 2,000 sq. ft. of total living space, including the basement, this well-maintained home offers a spacious and functional layout, perfect for families or tenants seeking comfort and convenience. The upper level features three bedrooms, a renovated kitchen with newer appliances (replaced in 2022), an attached balcony, and a master bedroom with a 2-piece ensuite bath. The lower level includes two bedrooms, a large living room, and big windows that bring in plenty of natural light, creating a bright and inviting space. Its prime location offers easy access to schools, parks, shopping, and transit, making it highly appealing to renters. Plus, it's just a short walk to Nose Hill Park, a 15-minute drive to the airport, and 20 minutes to downtown. Currently, the upstairs unit is rented for \$2,100/month, while the downstairs unit brings in \$1,400/month (excluding utilities). The detached double extended insulated garage is also rented to basement tenants for an additional \$250 per month. The tenants are responsible, take great care of the home, and pay rent on time. Don't miss out on this incredible investment—book a showing today before it's gone!**

Inclusions: **N/A**
 Property Listed By: **Homecare Realty Ltd.**

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











24 Beacham Way NW, Calgary, AB

Main Building: Total Exterior Area Above Grade 1158.23 sq ft



Main Floor
Exterior Area: 1158.23 sq ft

Basement (Below Grade)
Exterior Area: 100.78 sq ft



PREPARED: 2025/01/27