\$659,900 - 4 Beddington Way Ne, Calgary

MLS® #A2232705

\$659,900

4 Bedroom, 3.00 Bathroom, 1,648 sqft Residential on 0.15 Acres

Beddington Heights, Calgary, Alberta

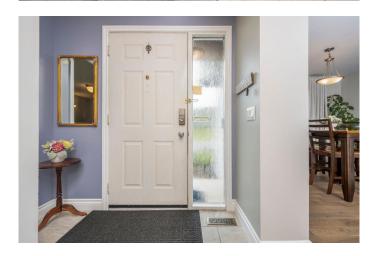
OPEN HOUSE - Saturday, July 5th from 2-4 PM!! Welcome to 4 Beddington Way NEâ€"a beautifully upgraded family home situated on a spacious CORNER lot in the desirable community of Beddington Heights. Set on nearly 6,500 sq ft of land, this property offers exceptional curb appeal with mature landscaping, an oversized detached double garage, and a bonus storage shed, providing abundant space & shelving for all your storage and lifestyle needs.

Step inside to discover a thoughtfully designed main floor that perfectly balances comfort and functionality. The spacious living room is filled with natural light from large front-facing windows and flows seamlessly into a formal dining areaâ€"ideal for family gatherings or entertaining guests. At the heart of the home, the beautifully renovated kitchen offers granite countertops, stainless steel appliances, and upgraded cabinetry, offering both style and practicality. Toward the back, a cozy second family room provides additional living space and opens directly onto a private patio, perfect for relaxing or outdoor dining. A convenient two-piece bath completes the main level.

Upstairs, you'II find three comfortable and inviting bedrooms. Large windows in every room flood the space with natural light and offer views of the surrounding green space. A well-appointed 4-piece bathroom serves the upper level, featuring updated finishes,







granite, countertops and a great design.

The basement features a spacious fourth bedroom with a three-piece en suite, a large laundry room, and an additional pantry area offering ample storage options.

This location truly has it allâ€"walkable access to shops, parks, schools, and transit. Just minutes from Beddington Towne Centre, you'II find everything from groceries and coffee to pharmacies and fitness. Families will appreciate the nearby schools, including Beddington Heights Elementary, Sir John A. Macdonald Junior High, John G. Diefenbaker High School with its IB program, and St. Bede. With easy connections to Deerfoot and Stoney Trail, commuting is quick and convenient. Set in a peaceful, mature neighborhood, this move-in-ready home offers the perfect blend of comfort, convenience, and long-term value.

Built in 1982

Essential Information

MLS® # A2232705
Price \$659,900
Bedrooms 4
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,648 Acres 0.15 Year Built 1982

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 4 Beddington Way Ne Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1M9

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Central Vacuum, Closet Organizers, Granite Counters, No Smoking

Home, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings, Disposal

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Storage

Lot Description Back Yard, Corner Lot, Garden, Street Lighting, Sloped Down

Roof Asphalt Shingle

Construction Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed June 19th, 2025

Days on Market 14

Zoning R-CG

Listing Details

Listing Office Unison Realty Group Ltd.

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