

# \$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 NE—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 area—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'll 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 all—walkable access to shops, parks, schools, and transit. Just minutes from Beddington Towne Centre, you’ll 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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