

# \$395,000 - 66, 70 Beacham Way Nw, Calgary

MLS® #A2241552

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,256 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Discover this inviting townhome in the heart of Beddington, offering a smart layout, loads of natural light, and rare views of wide open green space that make it feel more like a retreat than a residence. As you step inside, the spacious living room welcomes you with soaring ceilings, warm laminate flooring, and a cozy wood-burning fireplace — perfect for quiet evenings or casual get-togethers. The adjoining dining area leads to a private deck where you can relax and take in peaceful, uninterrupted green space — a rare feature that adds everyday value. The kitchen offers practical functionality with plenty of cupboard and counter space, granite countertops, and stainless steel appliances. Upstairs, you'll find three well-sized bedrooms, including a primary suite with double closets and its own 3-piece ensuite. The additional bedrooms are bright and comfortable, sharing a clean 4-piece bathroom ideal for family or guests. The fully finished lower level adds flexible living space, ready for a media room, games area, or whatever fits your lifestyle, plus a dedicated laundry area and extra storage. Whether you're stepping into the market, simplifying life, or investing in a solid Calgary community, this move-in-ready home is worth seeing in person. Call your favorite Realtor and book your private relaxed showing today.

Built in 1980

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2241552               |
| Price          | \$395,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,256                  |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 66, 70 Beacham Way Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1R8               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | No Smoking Home                                   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Living Room, Wood Burning, Gas Starter            |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

**Exterior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                    |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, Views |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Wood Frame, Wood Siding                                                    |
| Foundation        | Poured Concrete                                                            |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 22              |
| Zoning         | M-C1 d38        |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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