



53 Beacham Way Calgary Alberta

\$499,999

Are you looking for an updated home that has major updates, no condo fees, and still has room for equity growth with investment? How about steps from playgrounds and greenspace, minutes from Nose Hill Park? Conveniently located in the family friendly community of Beddington Heights, this bungalow duplex has been given a main floor renovation and has had all its utilities updated as part of the Greener Homes initiative. On a tree lined street, welcome to your new home with space for the kids and a fully fenced South facing yard awaiting your green thumb. Durable LVP flooring spans your main living area and compliments the kitchen that was fully renovated in 2024. A modern design with shaker cabinets, built in oven and microwave, gas cooktop, subway tile backsplash - this kitchen is ready for mealtime, just pull the ingredients from the French Doors of your oversized refrigerator. There is storage aplenty with a movable island and built in storage on both sides of the peninsula island. The family can gather in the bright front living room framed by 3 large windows. Three bedrooms plus an updated 4-piece bathroom occupy the rear of this home, with two overlooking the back yard, and the design of this home ensures all bedrooms do not share walls with the attached property. Downstairs is a canvas ready for your design eye but is still conveniently useable. The large rec room offers room for movie nights or an epic playroom. A fourth bedroom/den and a four-piece bathroom are available at your convenience. In 2024, the furnace, hot water tank and heat pump AC were installed as part of the Greener Homes initiative, making this home more efficient than most new homes. At the same time, a new washer and dryer were added, and this area is great for storage including a second refrigerator and deep freeze, plus the home has smart home capacity with keyless entry, doorbell camer...

Recreational, Games room 23.00 Ft x 18.25 Ft
4pc Bathroom Measurements not available
Bedroom 9.08 Ft x 9.42 Ft
Living room 13.00 Ft x 14.33 Ft
Kitchen 11.50 Ft x 10.00 Ft

Dining room 11.92 Ft x 9.25 Ft
4pc Bathroom Measurements not available
Bedroom 8.17 Ft x 10.50 Ft
Bedroom 12.67 Ft x 8.42 Ft
Primary Bedroom 14.92 Ft x 10.50 Ft

Listing Presented By:



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