



## 12 Beddington Rise Calgary Alberta

\$480,000

Welcome to this charming bungalow with a detached double garage in the desirable community of Beddington Heights. As you step inside, you'll be enveloped in a cozy living room bathed in natural light from the large front windows. The main floor features three bedrooms and a conveniently located four-piece bathroom, accommodating your family comfortably. Step outside onto the inviting front deck, perfect for sipping your morning coffee or relaxing after a long day. Downstairs, you'll find a fully finished basement with two bedrooms, and two four-piece bathrooms. This additional living space includes a cozy family room with a wood-burning fireplace, ideal for curling up with a good book or gathering with your loved ones on chilly evenings. Conveniently located just steps from the property, you'll have easy access to Calgary transit. The home is also close to major grocery stores like Safeway, T&T Supermarket, and Superstore, as well as a network of bike pathways that offer ample recreational opportunities. Beddington Town Centre, the Airport, Deerfoot City Mall, Beddington Blvd., 14 Street, Deerfoot Trail, and Stoney Trail are all within easy reach. This presents an excellent opportunity for investors eagerly awaiting their personal touch! (id:6769)

Recreational, Games room 18.92 Ft x 17.67 Ft

Other 11.67 Ft x 12.58 Ft

Bedroom 10.83 Ft x 7.83 Ft

Bedroom 10.25 Ft x 13.17 Ft

4pc Bathroom 6.92 Ft x 5.00 Ft

4pc Bathroom 9.08 Ft x 6.08 Ft

Living room 12.25 Ft x 13.67 Ft

Kitchen 12.25 Ft x 9.00 Ft

Dining room 12.25 Ft x 8.50 Ft

Primary Bedroom 11.25 Ft x 13.08 Ft

Bedroom 11.25 Ft x 10.00 Ft

Bedroom 7.83 Ft x 9.58 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 3.92 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://megan-julian.remaxmntnview.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)