



## 315 Bedford Place Calgary Alberta

\$595,000

Nestled in the highly sought-after community of Beddington Heights, this beautifully maintained home is a rare investment opportunity with exceptional rental potential. Offering over 1,700 sq. ft. of move-in-ready living space, this property is a true gem. Featuring a total of 5 bedrooms and 2 bathrooms, this home includes a fully finished basement with a forced walkout to an illegal suite—ideal for rental income, a multi-generational setup, or extended living space. The home sits on an oversized lot on a quiet cul-de-sac and includes an oversized heated garage—perfect for hobbyists, car enthusiasts, or anyone dreaming of a spacious workshop or man cave. The main level boasts 3 spacious bedrooms, 1 bathroom, a bright and functional kitchen, dining area, and an inviting living room. The west-facing backyard is perfect for enjoying long summer evenings outdoors with multiple out living spaces, including a hidden sanctuary with a soft tub :) Downstairs, the walkout lower level features 2 generous bedrooms with large windows, a full bathroom, a cozy living area with a kitchenette, and two oversized storage rooms—perfect for a home gym, hobby room, or additional storage needs. The garage is truly a standout feature—drywalled, heated, and complete with windows. Whether you need a dedicated workspace, a place for your truck, or a personal retreat, this garage has you covered. Close to Nose Hill Park, major roadways, schools, shopping, and all amenities, this is a fantastic opportunity to own a versatile, income-generating property in a prime location. Don't miss your chance—come see what makes this home so special! (id:6769)

3pc Bathroom 5.17 Ft x 9.25 Ft

Recreational, Games room 9.58 Ft x 16.92 Ft

Furnace 5.50 Ft x 15.08 Ft

Bedroom 10.92 Ft x 11.67 Ft

Bedroom 9.50 Ft x 11.67 Ft

Family room 12.75 Ft x 16.08 Ft

Other 7.00 Ft x 16.08 Ft

Dining room 8.00 Ft x 10.42 Ft

Kitchen 9.33 Ft x 10.08 Ft

Living room 18.17 Ft x 10.92 Ft

5pc Bathroom 9.42 Ft x 10.00 Ft

Bedroom 9.50 Ft x 12.33 Ft

Bedroom 11.42 Ft x 15.67 Ft

Primary Bedroom 11.42 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<https://carlin.searchforcalgaryhomes.com/>



**Real Estate Professionals Inc.**

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

Phone: 403-547-4102  
cm.mackenzie@shaw.ca