

27 Bedridge Way Calgary Alberta

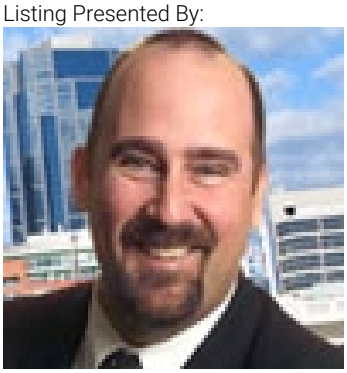
$529,000

OPEN HOUSE SUNDAY, November 15th 1-3pm!! BEAUTIFUL PARK-FACING BUNGALOW WITH OVERSIZED DOUBLE GARAGE in desirable Beddington Heights! LOCATION, LOCATION, LOCATION! Welcome to this bright and spacious 3-bedroom, 2-bathroom bungalow (could be 5 bedrooms if you install egress windows for the two separate rooms downstairs). It's perfectly situated DIRECTLY ACROSS FROM A HUGE PARK AND BASEBALL DIAMOND! Enjoy gorgeous open views, a peaceful setting and a low-maintenance yard. Step inside and enjoy the bright kitchen and living room, featuring TWO NEW SKYLIGHTS that flood the home with natural light! The roof was replaced in 2025, and additional updates include fresh paint, luxury vinyl plank flooring in the basement bathroom and a hot water tank (2020). Offering incredible flexibility, the home features an ILLEGAL BASEMENT SUITE WITH ITS OWN SEPARATE SIDE ENTRANCE, ideal for extended family, guests or additional living space. An oversized double detached garage provides plenty of room for vehicles, storage, hobbies or a workshop (with 40amp service). The home is smoke-free, has had no pets, and the furnace has been cleaned annually. Enjoy the outdoors with nearby West Nose Creek Park and Nose Hill Park, offering fantastic walking, hiking and biking trails, wildlife and off-leash areas. Shopping, restaurants, golf courses, transit and everyday amenities are all close by, with quick access to Deerfoot Trail, the airport and downtown Calgary.BRIGHT, SPACIOUS AND FANTASTICALLY LOCATED! With its park-facing setting, oversized double garage and versatile layout, this is an opportunity you won't want to miss!COME SEE IT FOR YOURSELF -- BOOK YOUR PRIVATE VIEWING TODAY! (id:6769)

Recreational, Games room 25.83 Ft x 29.25 Ft
Office 12.50 Ft x 8.33 Ft
Bedroom 11.17 Ft x 12.00 Ft
Laundry room 11.42 Ft x 15.58 Ft
Furnace 7.83 Ft x 5.92 Ft
4pc Bathroom 8.17 Ft x 7.17 Ft
Kitchen 12.50 Ft x 12.67 Ft

Dining room 8.92 Ft x 9.08 Ft
Living room 14.25 Ft x 21.75 Ft
Primary Bedroom 11.92 Ft x 11.17 Ft
Bedroom 121.00 Ft x 7.92 Ft
Bedroom 8.92 Ft x 8.92 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
MaxWell Canyon Creek

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca