

\$415,000 - 66, 70 Beacham Way Nw, Calgary

MLS® #A2241552

\$415,000

3 Bedroom, 3.00 Bathroom, 1,256 sqft
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully located Home (2 Storey Half Duplex) in the heart of Beddington, offering a perfect blend of modern upgrades, functional living, and serene green space views.

Step inside and be greeted by a bright, open-concept living room with soaring ceilings, high-end laminate flooring, and a cozy wood-burning fireplace – ideal for relaxing evenings or entertaining friends. The adjoining dining area opens to a private deck, where you'll enjoy wide open views and peaceful green space – a rare find in city living.

The well-appointed kitchen features granite countertops, stainless steel appliances, and ample cupboard and counter space, making it as practical as it is stylish.

Upstairs, you'll find three spacious bedrooms, including a primary suite with double closets and a private 3-piece ensuite. The other two bedrooms offer large windows and share a beautifully finished 4-piece bathroom – perfect for a growing family or guests.

The fully developed lower level adds exceptional versatility, with plenty of space for a media or games room and rough-in for a wet bar. You'll also love the dedicated laundry area, extra storage, and the overall sense of room to live and grow.



Whether you're a first-time buyer, downsizer, or investor, this home offers an incredible lifestyle and long-term value in a well-established community.

Don't miss your chance to own this move-in-ready home with unbeatable views and space in Beddington. \$543 Monthly Condo Fees cover mostly the outside maintenance and the reserve fund. Ask your Realtor for more information. Book your showing today!

Built in 1980

Essential Information

MLS® #	A2241552
Price	\$415,000
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	Wood Burning
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	10
Zoning	M-C1 d38

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.