

# \$599,900 - 75 Beaconsfield Rise Nw, Calgary

MLS® #A2218109

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,162 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautiful 4-level split home offering over 2000 sq ft of total living space in the highly sought-after and well-established community of Beddington Heights. Featuring 3 bedrooms and 3 full bathrooms, this home is the perfect blend of functionality and charm—ideal for families or anyone looking for a spacious yet inviting layout. The main level welcomes you with a bright and open floor plan, perfect for everyday living and entertaining. The kitchen boasts stainless steel appliances, including a gas range, and opens seamlessly to both the living and dining areas, making mealtime and gatherings a breeze. With four well-designed levels, this home offers multiple living spaces to suit your lifestyle, providing both privacy and versatility. Upstairs, the primary suite features a 3-piece ensuite, while two additional bedrooms and a 4-piece bathroom complete the upper floor. The lower level offers an open recreation room, ideal for a games or media area, centered around a beautiful stone-encased fireplace. A separate entrance leads to a flex room, perfect for a home office or guest space. The basement offers even more living or storage potential, with space that can easily serve as an additional rec room. The utility room includes a workshop area and plenty of extra storage. Outdoors, you'll find an oversized deck, perfect for summer BBQs or quiet morning coffee, a front driveway, an oversized detached garage, and dedicated RV parking—offering abundant storage and



parking for all your needs. Situated in a mature and friendly neighbourhood, youâ€™re just minutes from parks, playgrounds, schools, shopping, and the expansive walking paths of Nose Hill Parkâ€”an ideal setting for outdoor enthusiasts and nature lovers alike. Recent upgrades include a newer furnace and central air conditioner (2019) which are regularly maintained and a newer roof (2019). Donâ€™t miss your chance to own this incredible property that combines versatile living, exceptional storage options, and a prime location in Beddington Heights!

Built in 1980

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2218109      |
| Price          | \$599,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,162         |
| Acres          | 0.12          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 75 Beaconsfield Rise Nw |
| Subdivision | Beddington Heights      |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 1X3                 |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 6 |
|----------------|---|

|         |   |
|---------|---|
| Parking | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Faces Rear, Insulated, Oversized, Parking Pad, RV Access/Parking |
|---------|---|

|              |   |
|--------------|---|
| # of Garages | 3 |
|--------------|---|

## Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Separate Entrance, Storage |
|-------------------|----------------------------|

|            |  |
|------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
|------------|--|

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

|         |             |
|---------|-------------|
| Cooling | Central Air |
|---------|-------------|

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

|                 |   |
|-----------------|---|
| # of Fireplaces | 1 |
|-----------------|---|

|            |                      |
|------------|----------------------|
| Fireplaces | Basement, Gas, Stone |
|------------|----------------------|

|              |     |
|--------------|-----|
| Has Basement | Yes |
|--------------|-----|

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Storage |
|-------------------|---------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Lane, Low Maintenance Landscape |
|-----------------|--------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                                |
|--------------|--------------------------------|
| Construction | Brick, Wood Frame, Wood Siding |
|--------------|--------------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 6th, 2025 |
|-------------|---------------|

|                |   |
|----------------|---|
| Days on Market | 8 |
|----------------|---|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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