

\$414,900 - 52 Beddington Gardens Ne, Calgary

MLS® #A2219596

\$414,900

3 Bedroom, 3.00 Bathroom, 1,470 sqft
Residential on 0.04 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully appointed townhome, tucked away in a quiet, well-maintained complex. This spacious 3-bedroom, 2.5-bath townhome effortlessly combines comfort, style, and everyday convenience. The bright and open main floor welcomes you with a cozy gas fireplace in the living room, a sleek modern kitchen with white cabinetry and quartz countertops, and a generous dining area—perfect for family dinners or entertaining guests. Step out onto your private balcony from the dining area to enjoy morning coffee or a peaceful evening unwind. Upstairs, the thoughtfully designed layout offers a true sense of retreat. The expansive primary suite features a walk-in closet and a private 3-piece ensuite, creating a relaxing space to begin and end your day. Two additional well-sized bedrooms provide flexibility for growing families, guests, or a home office, while a spacious 4-piece bathroom completes the upper level with ease. The fully finished walkout basement adds exceptional bonus space—ideal for a family room, playroom, home gym, or movie nights—along with a convenient half-bath and a dedicated laundry area. An attached single garage and oversized driveway provide plenty of parking. Situated within walking distance to schools, public transit, parks, caf  s, restaurants, and grocery stores—and just a quick 15-minute drive to downtown or YYC Airport—this home offers the perfect balance of peaceful living and urban accessibility.



Built in 1996

Essential Information

MLS® #	A2219596
Price	\$414,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.04
Year Built	1996
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	52 Beddington Gardens Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4N9

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2025
Days on Market	20
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.