

# \$449,900 - 107 Beacham Way Nw, Calgary

MLS® #A2228761

**\$449,900**

3 Bedroom, 1.00 Bathroom, 1,034 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to 107 Beacham Way NW â€” a bright and well-kept 3-bedroom, 1-bathroom bi-level on a quiet street in Beddington. Right across from a park and surrounded by mature trees, this semi-detached home offers a peaceful setting without any condo fees.

The main floor has plenty of natural light thanks to updated windows that also help keep energy costs down. Upstairs youâ€™ll find all three bedrooms and a full bathroom, along with a spacious living room, dining area, and a kitchen featuring updated appliances and fresh countertops.

Enjoy your morning coffee on the front balcony overlooking the park, or relax on the private back deckâ€”perfect for summer BBQs. The fully fenced backyard is great for kids, pets, or gardening. The lower level has laundry and lots of storage, with room to finish if you want more living space.

Commuters will appreciate quick access to Deerfoot Trail, 14th Street, Country Hills Boulevard, and the airport, making travel and daily errands easy. Close to schools, transit, shopping, and plenty of green space, this home is a fantastic find in a friendly, established neighbourhood.

Built in 1980

## Essential Information



MLS® #	A2228761
Price	\$449,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,034
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	107 Beacham Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1R9

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Built-In Refrigerator, Electric Stove, Microwave, Range Hood, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame

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

### **Additional Information**

Date Listed	June 10th, 2025
-------------	-----------------

Days on Market	55
----------------	----

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

### **Listing Details**

Listing Office	2% 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.