

# \$659,900 - 40 Beacham Rise Nw, Calgary

MLS® #A2235053

**\$659,900**

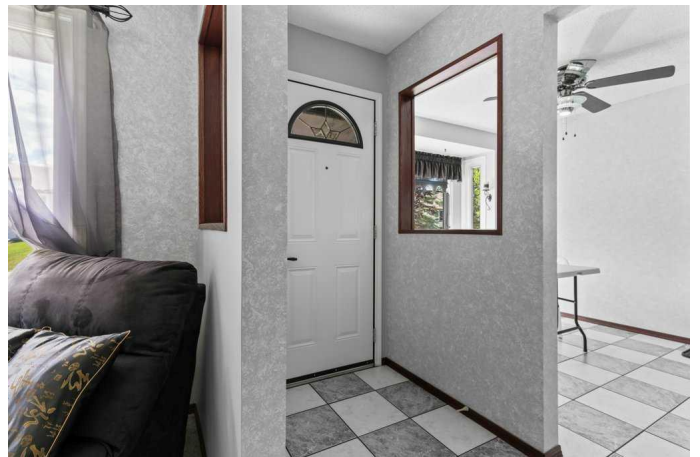
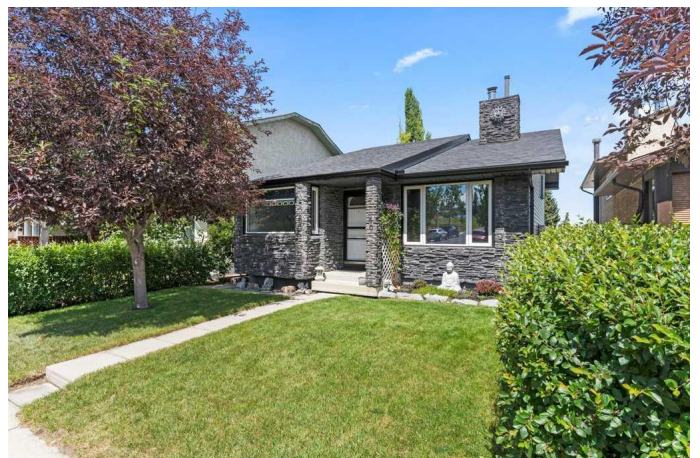
4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Nestled on a quiet street in desirable Beddington Heights, this fully finished 4-level split home offers incredible space, updates, and functionality for the growing family or hobbyist. One of the standout features is the oversized double detached garage, ideal for vehicles, projects, or additional storage. But it gets even better, the garage has a flat roof and is just waiting to be transitioned into your own sunny rooftop oasis during the summer months!

The inviting main floor boasts spacious living room, featuring a cozy wood-burning fireplace. The gourmet kitchen is completely upgraded with modern cabinets, granite countertops, and stainless-steel appliances—perfect for home chefs and entertainers alike. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a private 3-piece ensuite. The developed third level offers a large family room, a fourth bedroom, and a 2-piece bath—ideal for guests or a home office. Also, on the third level are patio door leading to a fully fenced and beautifully landscaped backyard. The rear deck is large enough to accommodate large gatherings and will provide plenty of outdoor fun from springtime to fall. As well, underneath the deck, there is a spa pad and roughed in wiring for a hot tub. The fourth level features a spacious recreation room, giving you even more living flexibility. This home has been lovingly maintained and thoughtfully updated over the years, with a VERY long list of



upgrades, including: New Roof (2025), Siding, Eavestrough & Window Cladding (2025), Interior Paint (2024), Hot Water on Demand (Rinnai, 2008), Lennox Furnace (2009), Granite Counters, Cabinets, Appliances, Vacu-Flo, Ensuite & More (2012â€“2016), Upgraded Windows on Multiple Levels (2008 & 2009). A full list of upgrades available upon request. This property offers both functionality and comfort in a family-friendly community, close to schools, shopping, transit,, Nose Hill Park and the airport. Donâ€™t miss your chance to own this move-in-ready home with exceptional value and space!

Built in 1980

**Essential Information**

MLS® #	A2235053
Price	\$659,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	40 Beacham Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S2

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

## Interior

Interior Features	Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Central Vacuum, Tankless Hot Water
Appliances	Bar Fridge, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave Hood Fan, None, Refrigerator, Washer, Window Coverings, Built-In Electric Range, Electric Range, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle, Membrane
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 17th, 2025
Days on Market	57
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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