

# **\$474,900 - 26 Beacham Rise Nw, Calgary**

MLS® #A2215312

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Discover your dream home in the heart of highly sought-after Beddington Heights! This beautifully maintained bi-level half duplex offers an exceptional lifestyle and an impressive 2,050+ square feet of meticulously planned total living space, all with no condo fees. This charming residence is an ideal haven for families, a perfect start for first-time buyers, or a savvy addition to an investor's portfolio. The thoughtfully designed layout includes a bright and inviting upper level featuring three generously sized bedrooms, a well-appointed three-piece bathroom, a spacious living area perfect for relaxation, a dedicated dining room, and a nicely designed kitchen ready to inspire your culinary adventures and host memorable family gatherings. Descend to the fully finished lower level, developed with permit, which contributes an additional versatile living space! Here you'll find a large family room designed for entertaining, an additional well-sized bedroom, a convenient office, a full four-piece bathroom, a dedicated laundry room, utility room, and abundant storage solutions to keep life organized. Move in with confidence! This cozy home has been thoughtfully updated with newer essentials including the roof, hot water tank, furnace, washer, and sump pump, plus stylish chandeliers, for the comfort and peace of mind of its new owners. Nestled in a friendly neighborhood with wonderful neighbors, this prime location offers unparalleled convenience with easy access to major roadways, diverse



shopping centers, the natural splendor of Nose Hill Park, and reputable schools. This is your chance to secure a spacious, perfectly positioned home in one of Calgary's most established and coveted communities. Don't let this incredible opportunity slip away – schedule your private viewing today and envision your future in this lovely Beddington Heights gem!

Built in 1979

**Essential Information**

MLS® #	A2215312
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	26 Beacham Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S2

**Amenities**

Parking Spaces	3
Parking	Parking Pad

**Interior**

Interior Features	Chandelier, Kitchen Island, Storage, Sump Pump(s), Walk-In Closet(s),
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	Bar
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Street Lighting, Gentle Sloping, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	39
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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