

# \$454,500 - 67, 70 Beacham Way Nw, Calgary

MLS® #A2232603

**\$454,500**

2 Bedroom, 3.00 Bathroom, 1,303 sqft

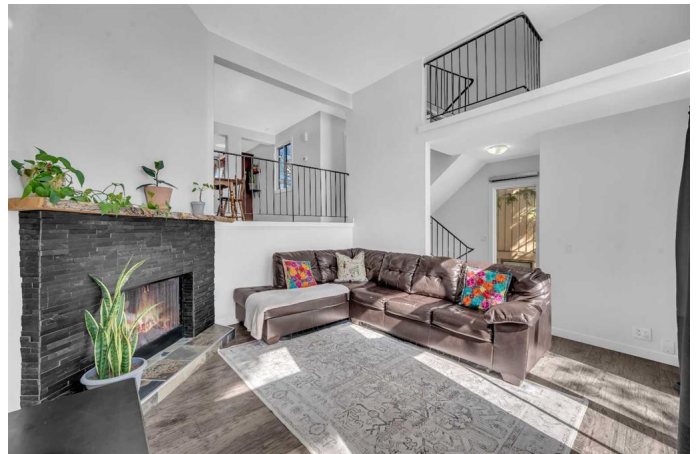
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

2Bed/2.5Bath. Welcome to this beautifully maintained semi-detached home, tucked away on a quiet cul-de-sac and backing south onto green space. With low condo fees and a prime location, this 2-bedroom, 2.5-bathroom gem offers exceptional value. Step inside to discover a warm and inviting living room featuring high ceilings, wood burning fireplace, and a striking wood edge mantle. From here, walk out onto the private deck with views of peaceful Berwick Park, perfect for morning coffee or evening relaxation. The dining area overlooks mature trees and flows seamlessly into the renovated kitchen, complete with granite countertops, stainless steel appliances, and a stylish coffee station. Just off the kitchen, enjoy a sunny front balcony. Upstairs, the spacious primary suite includes a beautifully updated ensuite with quartz countertops and a stunning stand-up shower with a corner bench. The lower level offers a dedicated laundry area, ample storage, and access to the heated double attached garage. The furnace was replaced in 2011. Set in an established neighbourhood with excellent access to schools, shopping, services, and transit, this home also offers quick commutes to major employment hubs and the University of Calgary. A perfect blend of comfort, style, and location—don't miss this one!

Built in 1980

## Essential Information



|                |                             |
|----------------|-----------------------------|
| MLS® #         | A2232603                    |
| Price          | \$454,500                   |
| Bedrooms       | 2                           |
| Bathrooms      | 3.00                        |
| Full Baths     | 2                           |
| Half Baths     | 1                           |
| Square Footage | 1,303                       |
| Acres          | 0.00                        |
| Year Built     | 1980                        |
| Type           | Residential                 |
| Sub-Type       | Semi Detached               |
| Style          | 4 Level Split, Side by Side |
| Status         | Active                      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 67, 70 Beacham Way Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1R8               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | None                             |
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                     |
| Has Basement      | Yes                                                                                                              |
| Basement          | Partial, Unfinished                                                                                              |

**Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Cedar                        |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 46              |
| Zoning         | M-C1 d38        |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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