

61, 70 Beacham Way NW  
Calgary, Alberta

MLS # A2188724



**\$525,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,277 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 543
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** All Lighting Fixtures Attached, Kitchen Shelves Attached, Nest Thermostat

Welcome to this stunning half duplex in the desirable community of Beddington Heights! This beautiful, bright, south-facing unit boasts VAULTED CEILINGS and LUXURY VINYL PLANK FLOORING throughout. The home also features a NEST THERMOSTAT making it easy and convenient to keep it at just the right temperature. The modern kitchen is a chef's dream with glossy white cabinets, new stainless steel, WIFI appliances, a white SUBWAY TILE BACKSPLASH and luxurious QUARTZ COUNTERTOPS throughout. Sliding doors off the dining area lead to a private deck, perfect for enjoying the outdoors. The cozy living room features a GAS FIREPLACE with a TILE SURROUND. Upstairs, you'll find an open-to-below LOFT, a spacious 4-piece guest bathroom, and two generously sized bedrooms, including the master suite with a private 3-piece ENSUITE. The FULLY FINISHED WALKOUT BASEMENT offers a spacious REC ROOM with sliding patio doors that open to a serene courtyard. This well-managed complex is surrounded by mature trees, an extended green space and is just steps from a beautiful park. Enjoy walking distance to Nose Hill Park, a great view from the loft window of the airport and Deerfoot trail in the distance and convenient shopping at Beddington Towne Centre, with easy access to Deerfoot City, schools, and public transit. Don't miss the opportunity to live in this quiet, family-friendly neighbourhood!