

**35 Beddington Rise NE
Calgary, Alberta**

MLS # A2200741



\$549,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,114 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Insulated, Oversized		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Garage Opener

****Open House Saturday 1-3 PM**** Located just a short drive to Nose Hill Park and in a convenient area with easy access in and out of the community, this traditional four-level split is the perfect size for your family! Featuring 3 bedrooms and 2 full bathrooms, this layout offers space for everyone and room for your family to grow. As you get home, you're immediately greeted by a beautiful stone faced wood-burning fireplace in the living room, framed by three large windows that let in an abundance of natural east-facing light in the mornings and throughout the day. The spacious dining area is just off the kitchen, which features granite countertops, a kitchen island, and space for a breakfast nook or coffee station. Plus, the kitchen window overlooks the beautiful west-facing backyard — perfect for keeping an eye on the kids or simply enjoying the view while you cook. Outside, summer barbecues will be a hit on the large deck, which currently includes a wheelchair-access ramp leading to the garage. Gardeners will love the west exposure — ideal for growing plants and flowers. An oversized, insulated garage comfortably fits two vehicles with extra room for storage. The lower level retains its original intricate hardwood flooring and includes plumbing with a sink already installed — perfect for setting up a kitchenette. This level also has a 3-piece bathroom for added convenience. The basement offers bonus space where the laundry room is located — use it for storage, further development, or as a playroom. Ready for a quick possession! Updates Include: Washer, Dryer, Dishwasher (2024), Hot Water Tank & Furnace: 2015, shingles(replaced in recent years). See you at the open house.