# \$478,000 - 67, 70 Beacham Way Nw, Calgary

MLS® #A2210073

## \$478,000

2 Bedroom, 3.00 Bathroom, 1,303 sqft Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

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 locationâ€"don't miss this one!







Built in 1980

#### **Essential Information**

MLS® # A2210073 Price \$478,000

2 Bedrooms 3.00 Bathrooms **Full Baths** 2

Half Baths

Square Footage 1,303 Acres 0.00

Year Built 1980

Type Residential

Sub-Type Semi Detached

1

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 Yes Fireplace # 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 April 9th, 2025

Days on Market 31

Zoning M-C1 d38

# **Listing Details**

Listing Office RE/MAX Real Estate (Mountain View)

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.