

# \$675,000 - 16 Bedwood Rise Ne, Calgary

MLS® #A2261068

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

**\*\*ATTENTION** investors, first time buyers, or savvy developers looking to expand their portfolio**\*\*** Enjoy this 3 bedroom 2 storey property that is backing onto a green space!!! Here, you will find just over 2300 Square feet of developed area (total SQ FT ) home in Beddington Heights! This residence has an excellent open concept main floor that includes a living area, dining room, great room with fireplace, open kitchen, laundry and a 2pc bathroom. Step out of the ample sized kitchen to enjoy the morning sun on your deck or sit in the generous backyard. This crafted layout is bright and airy with vaulted ceilings and skylights that are pleasing to the eye. The main floor is adorned with newer laminate flooring. Upstairs you will be greeted with a master bedroom that features a walk in closet, 4pc ensuite (boasting a giant soaker tub), and room for your king size bed etc. The other 2 bedrooms are a good size and are down the hall to another main 4 pc bath!! Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool table with all the accessories included, a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, & some TV if you desire. This man or woman cave is large enough to accommodate a healthy guest list!! There is also plenty of storage in the large cold room for canned goods or other storable items. Come check it out! The front drive, double attached garage is heated, insulated & drywalled and comes with



a ton a storage cabinets, and a good long workbench!! 5 mins Deerfoot trail, Stoney Trail, shopping, pubs, shops, schools, restaurants, & public transit a few blocks away!

Views into the green space right outside the back fence are visible from the top floor.  
Owner will look at all decent offers!

Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2261068    |
| Price          | \$675,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,695       |
| Acres          | 0.11        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 16 Bedwood Rise Ne |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K2H2             |

### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                             |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, On Street, Insulated, Side By Side |
| # of Garages   | 2                                                                                                                             |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Bar, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)            |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                  |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Great Room, Wood Burning, Brick Facing                                   |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

## Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Rectangular Lot, Treed, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                         |
| Construction      | Brick, Wood Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 19                |
| Zoning         | R-CG              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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