

\$480,000 - 44 Bedfield Close Ne, Calgary

MLS® #A2267602

\$480,000

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

****OPEN HOUSE - SUNDAY, NOVEMBER 9, 2025 2:00 P.M.-4:00 P.M.**** Welcome to Your Dream Home! Nestled in the highly sought-after community of Beddington Heights, this beautifully updated single-family home combines comfort, charm, and convenience in one perfect package. Step inside to a warm and inviting living room with hardwood flooring and a cozy gas fireplace, ideal for relaxing evenings with family and friends. The main floor also features a convenient two-piece bathroom and a fully renovated kitchen with modern finishes and plenty of counter space, perfect for culinary adventures or entertaining guests. From here, step out to your private backyard oasis, boasting a brand new composite deck (2024) and stylish gazebo, the perfect spot to soak up the sun or unwind under the stars. Additional space at the back provides extra parking or RV storage, adding flexibility to your lifestyle. Upstairs, you'll find three spacious bedrooms and a four-piece bathroom, offering room for a growing family or visiting guests. The undeveloped basement is a blank canvas, ready for your vision, whether it's a rec room, home gym, or home office, the potential is endless. This home has been thoughtfully upgraded for peace of mind and lasting value, including new roof, siding, and downspouts (2024), new flooring throughout, newer windows (2020), new furnace (2022) and new hot water tank (2025). Enjoy easy access to Deerfoot Trail and Beddington Trail, and be



just minutes from parks, dog parks, green spaces, schools, grocery stores, and shopping â€” everything you need for a balanced and convenient lifestyle. With all the major updates already complete, all thatâ€™s left to do is move in and enjoy! Donâ€™t miss your chance to own this lovingly maintained home in one of Calgaryâ€™s most family-friendly and well-connected communities.

Built in 1985

Essential Information

MLS® #	A2267602
Price	\$480,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,211
Acres	0.07
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Bedfield Close Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3L5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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