

20 Bedfield Close NE
Calgary, Alberta

MLS # A2236776



\$519,999

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	937 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	2
Garage:	None, On Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Welcome to this bright and sunny suited 3 level split home in Beddington! This charming property has been well cared for and undergone recent updates and improvements. Live up and rent down, or purchase as a fully functional suited investment property (currently in the process of being made a legal suite with the City of Calgary,). The main floor 2 bedroom suite features a tiered living space with vaulted living room ceilings and a dining area that overlooks the living space. The kitchen is private and has direct access to the back deck for summer barbecue season. The 2 bedrooms are both a generous size with large closets. A 4 piece bathroom finishes off this space. Downstairs you will be greeted by the 1 bedroom lower suite, featuring an open concept living space, a large bedroom and an oversized bathroom with access to additional crawl space storage. The shared laundry is located on this level within the furnace room. Some additional noteworthy perks include new luxury vinyl plank flooring, new baseboards and trim around doors and windows, all new triple pane windows, a fresh coat of paint throughout, a "secret" main floor living room hatch to access additional crawl space storage, some updated electrical with new pot lights and switches and plugs, wired in smoke detectors to code, and a wood burning fire place to name a few. Call your favourite Realtor to schedule your private showing or come by our Open House Saturday and Sunday afternoon this weekend between 1 & 3:30 pm and see for yourself. You don't want to miss this one & it's a real gem.