

24 Bedford Road NE  
Calgary, Alberta

MLS # A2281486



**\$599,990**

**Division:** Beddington Heights

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 971 sq.ft. **Age:** 1982 (44 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Double Garage Detached

**Lot Size:** 0.09 Acre

**Lot Feat:** Back Lane, Back Yard, Other, Private

<b>Heating:</b>	Central	<b>Water:</b>	-
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<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
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<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
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<b>Basement:</b>	Full	<b>LLD:</b>	-
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<b>Exterior:</b>	None, Other, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
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<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
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<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks
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**Inclusions:** N/A

Beautifully maintained and thoughtfully designed bungalow offering exceptional flexibility and comfort in a highly convenient location. This welcoming home features 5 bedrooms and 3 full bathrooms, ideal for families, multi-generational living, or those seeking additional space with privacy. The main level offers three bright bedrooms, a spacious living area, and hard-surface flooring throughout with absolutely no carpet, creating a clean, modern, and low-maintenance environment. The home has been meticulously cared for by the owner, with pride of ownership evident in every detail. The fully finished lower level includes a private separate entrance and a secondary kitchen, providing outstanding versatility. Both lower-level bedrooms are paired with their own full bathrooms, offering rare comfort and privacy for extended family, guests, or independent living arrangements. Enjoy a fully fenced backyard perfect for relaxing or entertaining, along with an oversized detached garage and additional parking. Located on a quiet residential street, yet just minutes from parks, schools, playgrounds, shopping, transit, and major roadways, this home delivers everyday convenience without sacrificing peace and privacy. A well-kept, move-in-ready property that combines functionality, comfort, and an unbeatable location.