

11 BEDFORD Manor NE Calgary, Alberta

MLS # A2288839



\$379,900

Division:	Beddington Heights		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Recessed Lighting		

Inclusions: n/a

Welcome to Bedford Manor, where it's rare for townhomes to become available. Even more rare for one to be this tastefully renovated! You can see the designer touches in this professionally renovated home. This is no DIY job! Unit 11 is fully move-in ready, all you have to do is unpack! When you walk in, you will immediately take note of the tasteful renovations which include updates to all the doors, trim, paint, and light fixtures. The open design main floor is perfect for entertaining, with its refinished hardwood floors that flow from the bay window in the living room through to the spacious dining room. Don't forget about the beautifully designed powder room with custom finishes and basin sink. The fully renovated custom kitchen is sure to be the show stopper on this floor! Featuring exquisite black and white granite, stainless appliances, designer Italian stone backsplash, and a massive island that offers storage, counter space, and room for bar stools. A massive double door Pantry adds function and convenience to this truly gourmet kitchen. Another Bay window looks out from the kitchen to the fully fenced back yard, complete with a composite deck. Oh, and you don't even have to mow the lawn, it's included in your low condo fee of only \$320.77. The upper floor has 3 Bedrooms with two fully renovated bathrooms. The extremely large primary suite houses a huge closet that spans the entire length of the wall, with custom built in shelves and racks. One of the bedrooms is currently being used as a massage studio and features designer built in cabinetry! The lower level offers an additional 549 SF of space that is currently being used as a home gym and laundry room. There are endless possibilities to develop it into additional living space, whether you are wanting another bedroom and bathroom, large rec room, or even a home theatre!

The community of Beddington Heights packs a lot of convenience in its location. The Beddington Town Square shopping area offers everything from restaurants, banks, fast food, a gym, pet store, and a Timmies! Don't forget the staples like Safeway, Dollarama, London Drugs, and only 5 mins to the T&T Supermarket! There's also a major transit hub located nearby. But most convenient of all is the proximity to Deerfoot, Downtown, and the Airport. Main vehicle arteries like 14th St, Beddington Trail, Centre St and 64 Ave, offer a plethora of ways to enter and exit the community, making commuting a breeze, especially in the winter! This property is an excellent choice for small families, working professionals, or first time home buyers as it offers everything you would get in a starter home, but packed into a manageable size. Add in the convenience of a low maintenance condo lifestyle with no sidewalks to shovel or leaves to rake, Bedford Gardens is your answer to getting into the housing market without having to settle. This move-in ready home offers tremendous value with its updated design finishes.