

# \$739,900 - 72 Beddington Circle Ne, Calgary

MLS® #A2208133

**\$739,900**

5 Bedroom, 3.00 Bathroom, 1,814 sqft

Residential on 0.15 Acres

Beddington Heights, Calgary, Alberta

Welcome Home! This stunning 5-bedroom, 2-story home in the heart of Beddington is the perfect blend of modern updates and family-friendly charm. Set on a large pie-shaped lot, this property backs onto green space, offering tranquillity and privacy while being just steps away from a playground. With over \$80,000 in updates completed within the past 5 years, this home is truly move-in ready. Recent upgrades include Pella triple-pane tinted windows, custom stair railings, and upgraded insulation (R60) ensuring efficiency and comfort. You'll also appreciate the oversized double attached garage for ample storage and convenience. Imagine hosting unforgettable gatherings in your upgraded kitchen, complete with granite counters and newer stainless steel KitchenAid and Maytag appliances, or take the party outdoors to your fully equipped outdoor kitchen featuring a Broil King Imperial 490 Built-in BBQ - with a natural gas shutoff and an underground sprinkler system in both front & back, this yard is always ready to impress! Located in a popular, established neighborhood this exceptionally maintained home offers a peaceful retreat while still being close to all levels of schools, parks, shopping and public transportation. With 5 spacious bedrooms (3 up & 2 down), there's plenty of room for a growing family or guests. Every detail has been thoughtfully upgraded, from the modern lighting and window coverings to the newer insulated garage doors



and exterior doors. This home combines style, efficiency, and practicality with no compromise. Schedule your private showing today and see why this Beddington gem is the perfect place to call home.

Built in 1979

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208133    |
| Price          | \$739,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,814       |
| Acres          | 0.15        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 72 Beddington Circle Ne |
| Subdivision | Beddington Heights      |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 1K6                 |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2                                            |

**Interior**

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks, |
|-------------------|-----------------------------------------------------------------|

|                 |                                                                                                                  |
|-----------------|------------------------------------------------------------------------------------------------------------------|
|                 | Vinyl Windows                                                                                                    |
| Appliances      | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                          |
| Cooling         | None                                                                                                             |
| Fireplace       | Yes                                                                                                              |
| # of Fireplaces | 1                                                                                                                |
| Fireplaces      | Gas, Glass Doors                                                                                                 |
| Has Basement    | Yes                                                                                                              |
| Basement        | Finished, Full                                                                                                   |

## Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard, Built-in Barbecue, Fire Pit                              |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Level, Pie Shaped Lot, Views |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Vinyl Siding, Wood Frame                                               |
| Foundation        | Poured Concrete                                                        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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