

\$527,900 - 26 Beacham Rise Nw, Calgary

MLS® #A2215312

\$527,900

3 Bedroom, 2.00 Bathroom, 1,030 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully maintained bi-level half duplex located in the highly sought-after NW community of Beddington Heights. Offering over 2,058 square feet of total living space and no condo fees, this charming home is perfect for families, first-time buyers, or investors. The upper-level features 1,038 square feet of bright and inviting space, including three generously sized bedrooms, a well-appointed three-piece bathroom, a spacious living area, a dining room, and nice designed kitchen, ideal for family gatherings and daily living.

The fully finished lower level boasts an additional 1,028 square feet and offers a large family room perfect for entertaining, two more spacious room, a full four-piece bathroom, a laundry room, utility room and plenty of storage. This cozy home has been thoughtfully updated with newer features, including the roof, hot water tank, furnace, washer, sump pump, and chandeliers, ensuring peace of mind for the next homeowner.

As a bonus, recognizing the need for minor repairs, the seller is offering a \$1,500 cash-back incentive to the buyer through their lawyer to help cover the cost of repairing the leaking upstairs shower.

Situated in a friendly neighborhood with good neighbors, this property offers easy access to major roads, shopping centers, Nose Hill Park, and schools. It presents a wonderful opportunity to own a spacious, well-located home in one of Calgary's established and



desirable communities. Don't miss outâ€”schedule your private viewing today and make this lovely home yours!

Built in 1979

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2215312 |
| Price | \$527,900 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,030 |
| Acres | 0.06 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 26 Beacham Rise Nw |
| Subdivision | Beddington Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K1S2 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 3 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Chandelier, Kitchen Island, Storage, Sump Pump(s), Walk-In Closet(s) |
| Appliances | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |

| | |
|--------------|----------------|
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony, Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, Lawn, Private, Street Lighting, Gentle Sloping |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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