

# \$575,000 - 59 Beaconsfield Place Nw, Calgary

MLS® #A2220731

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,937 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

**MASSIVE PRICE REDUCTION!!** Welcome to this 4-bedroom, 2.5-bath home that perfectly blends comfort, style, and convenience. Boasting an open-concept floorplan, this home is ideal for both family living and entertaining. The spacious kitchen features an island with a breakfast bar—perfect for hosting guests or kids doing homework—while the vaulted ceilings with exposed beams add charm and character to the main living space. Downstairs, you™ll find a cozy lower living room complete with a wood-burning fireplace and oversized windows that flood the space with natural light. Whether you're relaxing with loved ones or entertaining guests, this home offers the perfect setting. The City Assessment values this property at \$660,500, but the current asking price reflects the need for some upcoming improvements. A fantastic opportunity for buyers looking to build equity with a few updates! Located just a short walk from Nose Hill Park, 2 doors from a green area, nearby amenities, and within the sought-after Tri-School area, this home also offers quick access to major roadways and is only 10 minutes from the airport—making it ideal for busy families or frequent travelers. Whether you're searching for your forever family home or a smart investment opportunity, this property checks all the boxes. Be sure to check out the Virtual Tour Link for floor plans and virtual tours where you can take a "walk" throughout all the rooms of the home. Don't miss out on the opportunity to make this your



new home!

Built in 1980

### Essential Information

MLS® #	A2220731
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,937
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	59 Beaconsfield Place Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1W8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Beamed Ceilings, Tile Counters
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Gas Starter
Has Basement	Yes
Basement	Crawl Space, Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 16th, 2025
Days on Market	44
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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