

## 58 Bedford Manor NE Calgary, Alberta

**MLS # A2225889**


# \$405,000

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** None

LOOKING FOR A MOVE-IN READY HOME THAT ALSO MAKES FINANCIAL SENSE? Welcome to 58 Bedford Manor NE – a thoughtfully renovated 3-bedroom townhouse in family-friendly Beddington Heights. Whether you're stepping into homeownership for the first time or seeking a low-maintenance rental with solid returns, this home delivers both comfort and potential. CRAVING UPDATED FINISHES WITHOUT THE STRESS OF RENOVATIONS? This home was refreshed in 2021 with stylish vinyl plank flooring, fresh paint, new ceiling lights, and window coverings. In 2024, a new dishwasher, washer, and dryer were added to enhance daily convenience. Even the central vacuum system is included (as-is). The layout is open and practical, and the undeveloped basement offers room to grow – envision a home theatre, gym, or flex space that evolves with your lifestyle. NEED PARKING AND PEACE OF MIND? You get a dedicated stall (#30), and a second one may be available for \$50/month (condo board approval). The condo board is also proactively addressing recent hail damage – a valuable perk for long-term upkeep. LOOKING FOR RENTAL INCOME OR FUTURE FLEXIBILITY? This home was previously rented for \$2,050/month + utilities and could earn up to \$2,200/month today – that's ~\$26,400/year. With no immediate maintenance needs and high rental demand, this is a smart buy-and-hold opportunity. WANT LOCATION, CONVENIENCE, AND LONG-TERM VALUE? You're 3 minutes from Beddington Towne Centre (Safeway, London Drugs), 5 minutes from Nose Hill Park, and under 7 minutes from schools like Beddington Heights School, St. Bede, and Diefenbaker High. Quick access to Centre Street NW and Deerfoot Trail makes commuting easy, while bus routes (301 BRT, 46, 114) are

just a short walk away. Plus, the future Green Line LRT will further boost connectivity and value. **BUYING YOUR FIRST HOME OR GROWING YOUR PORTFOLIO?** 58 Bedford Manor NE offers the space, updates, and income potential you've been searching for — all in a quiet, established community with strong fundamentals. Don't miss your chance to secure this well-rounded property with both lifestyle and investment upside.