

66, 70 Beacham Way NW
Calgary, Alberta

MLS # A2241552



\$399,900

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|-----------|--|--------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/Other | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,256 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, V | | |

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|-------------|-------------------------|------------|----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 543 |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d38 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Smoking Home | | |

Inclusions: n/a

Discover this inviting townhome in the heart of Beddington, offering a smart layout, loads of natural light, and rare views of wide open green space that make it feel more like a retreat than a residence. As you step inside, the spacious living room welcomes you with soaring ceilings, warm laminate flooring, and a cozy wood-burning fireplace — perfect for quiet evenings or casual get-togethers. The adjoining dining area leads to a private deck where you can relax and take in peaceful, uninterrupted green space — a rare feature that adds everyday value. The kitchen offers practical functionality with plenty of cupboard and counter space, granite countertops, and stainless steel appliances. Upstairs, you'll find three well-sized bedrooms, including a primary suite with double closets and its own 3-piece ensuite. The additional bedrooms are bright and comfortable, sharing a clean 4-piece bathroom ideal for family or guests. The fully finished lower level adds flexible living space, ready for a media room, games area, or whatever fits your lifestyle, plus a dedicated laundry area and extra storage. Whether you're stepping into the market, simplifying life, or investing in a solid Calgary community, this move-in-ready home is worth seeing in person. Call your favorite Realtor and book your private relaxed showing today.