

# **\$675,000 - 16 Bedwood Rise Ne, Calgary**

MLS® #A2261068

## **\$675,000**

3 Bedroom, 3.00 Bathroom, 1,695 sqft  
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

**\*\*ATTENTION** investors, first time buyers, or savvy developers looking to expand their portfolio**\*\*\*** Enjoy this 3 bedroom 2 storey property that is backing onto a green space!!! Here, you will find just over 2300 Square feet of developed area (total SQ FT ) home in Beddington Heights! This residence has an excellent open concept main floor that includes a living area, dining room, great room with fireplace, open kitchen, laundry and a 2pc bathroom. Step out of the ample sized kitchen to enjoy the morning sun on your deck or sit in the generous backyard. This crafted layout is bright and airy with vaulted ceilings and skylights that are pleasing to the eye. The main floor is adorned with newer laminate flooring. Upstairs you will be greeted with a master bedroom that features a walk in closet, 4pc ensuite (boasting a giant soaker tub), and room for your king size bed etc. The other 2 bedrooms are a good size and are down the hall to another main 4 pc bath!! Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool with all the accessories included, a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, & some TV if you desire. This man or woman cave is large enough to accommodate a healthy guest list!! There is also plenty of storage in the large cold room for canned goods or other storable items. Come check it out! The front drive, double attached garage is heated, insulated & drywalled and comes with



a ton a storage cabinets, and a good long workbench!! 5 mins Deerfoot trail, Stoney Trail, shopping, pubs, shops, schools, restaurants, & public transit a few blocks away!

Views into the green space right outside the back fence are visible from the top floor.

Owner will look at all decent offers!

Built in 1983

## Essential Information

MLS® #	A2261068
Price	\$675,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	16 Bedwood Rise Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K2H2

## Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, On Street, Side By Side
# of Garages	2

## Interior

Interior Features	Bar, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Great Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscaped, Rectangular Lot, Treed, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.