

# \$540,000 - 32 Beacham Rise Nw, Calgary

MLS® #A2222040

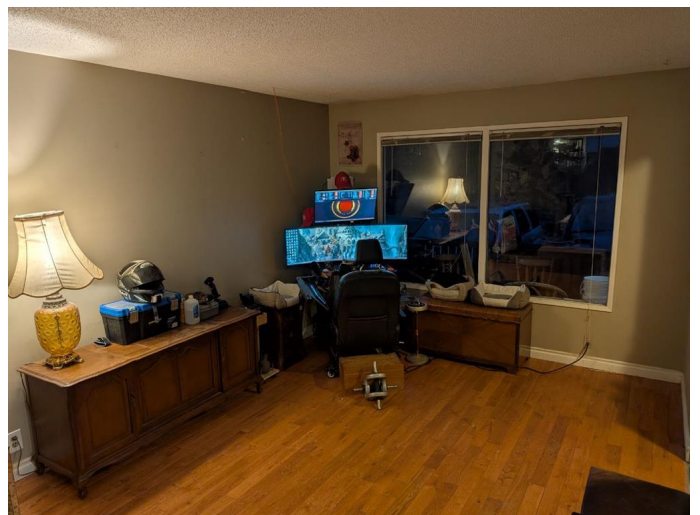
**\$540,000**

5 Bedroom, 3.00 Bathroom, 1,104 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Welcome to this well designed 4-level back split offering over 2,000 sq ft of developed living space. Perfect for families seeking comfort, space, and functionality. The main level greets you with a bright and inviting living area featuring a classic wood-burning fireplace, ideal for cozy evenings. The adjoining kitchen and dining area offer a functional layout perfect for entertaining or everyday family meals. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with its own private ensuite, offering a peaceful retreat. A second full bathroom on this level serves the additional bedrooms. The third level features a walk-out to the large backyard, blending indoor and outdoor living seamlessly. This level also includes a fourth bedroom—ideal for guests or a home office. Head down to the fully finished basement where you'll find a comfortable family room with egress window, perfect for movie nights or a 5th bedroom, as well as a newer 3-piece bathroom and ample storage space. Enjoy mornings on your welcoming front porch and take advantage of the expansive backyard—perfect for kids, pets, gardening, or summer gatherings. Located on a nice street, close to playgrounds, green spaces and nose hill park with easy access to transit and 14 St. Don't miss the opportunity to make it yours!

Built in 1980



## Essential Information

MLS® #	A2222040
Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,104
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	32 Beacham Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S5

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

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.