

\$665,000 - 16 Bedwood Rise Ne, Calgary

MLS® #A2261068

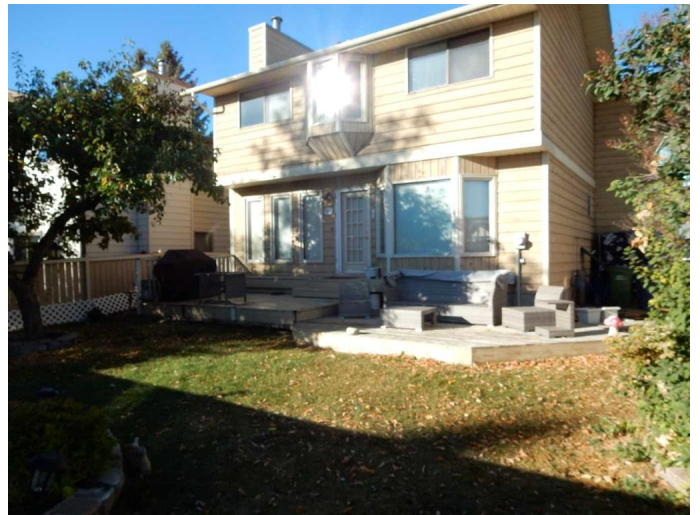
\$665,000

3 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

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 living area (total SQ FT) in Beddington Heights! This residence has an excellent well crafted bright & open concept main floor that includes vaulted ceilings with 2 skylights, new LVP flooring throughout the main floor. A generous living area greets you when you walk into the front door. A large separate formal dining room, also shares this vaulted area. Flowing nicely into the heart of the home is the large open kitchen that features Island seating, oak cabinets & another dining /kitchen nook that is situated in the sunny bay window overlooking the back yard. Moving from the kitchen into the great room you will enjoy a beautiful brick wood burning fireplace for those cool winter evenings. The expansive backyard includes a 2 level deck, plenty of space to enjoy a morning coffee, or an evening BBQ. This property backs onto a green space that gives you a great sense of privacy .Finishing the main floor is an updated 2 pc bathroom, laundry, and access to the large front drive double garage! Upstairs you will be greeted with a good sized master bedroom that will easily fit a king sized bed and more! A bonus walk in closet, a 4pc ensuite with an elegant soaker tub & a walk in shower are all inclusive to the master suite. The other 2 bedrooms are of ample size and are steps down the hall to another updated main 4 pc bath with new flooring, counter top, taps, under-mount sink,



tile, toilet and more. Down in the lower section of the home you will find an amazing "pub like" atmosphere that includes a pool table with all the accessories (included) a wet bar with plenty of shelving and storage. Enjoy darts, a cocktail, some pool, good tunes, or a movie/sporting event/TV . This unique flex space 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 misc items. Come check it out! The front drive, double attached garage has an overhead gas heated furnace, is insulated & dry-walled, plus includes access to the backyard, and comes with a ton a storage cabinets & a workbench 5 mins to Deerfoot Trail, Stoney Trail, Centre Street, shopping, pubs, shops, schools, restaurants, pool, & public transit a few blocks away! Check this home out! Plenty of space for a modern family.

Built in 1983

Essential Information

MLS® #	A2261068
Price	\$665,000
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, Garage Door Opener, Heated Garage, On Street, Front Drive, Insulated, Side By Side
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	October 2nd, 2025
Days on Market	44
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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