

# \$525,000 - 220 Beddington Circle Ne, Calgary

MLS® #A2214072

**\$525,000**

3 Bedroom, 3.00 Bathroom, 1,129 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Welcome to this warm and inviting 4-level split, nestled on a quiet street in the established community of Beddington. With over 2,000 sq ft of developed living space, 3 bedrooms, 2.5 bathrooms, and thoughtful updates throughout, this fully finished home offers a perfect blend of comfort, character, and convenience. The main floor is bright and welcoming, featuring a spacious living room with hardwood floors and a stylish 3-sided gas fireplace that creates a cozy connection between the living, dining, and kitchen spaces. The kitchen is both functional and modern, complete with granite countertops, stainless steel appliances, and ample cabinetry. The adjacent dining room opens directly to the backyard—ideal for indoor-outdoor entertaining. Upstairs, you'll find three bedrooms, including the primary suite with dual closets and a private 2-piece ensuite. Two additional bedrooms share a full 4-piece bath, making this layout perfect for families. The lower level is a comfortable retreat, boasting a cozy family room with a charming wood-burning fireplace flanked by solid wood built-in bookshelves. A bonus room provides flexible space for a guest bedroom or home office, while the large laundry room—with sink and storage—adds practicality. A 3-piece bath completes this level. The basement includes a utility room, extra storage, and a large crawl space for all your seasonal items. Step outside and enjoy the oversized yard, featuring a patio area with BBQ gas line, fire



pit, mature trees, and a tranquil pond. With alley access and a green space directly behind, you'll enjoy added privacy and a natural settingâ€”plus Nose Creek Parkway is just across the street for walking, biking, and outdoor fun. Recent updates include most windows replaced, high-efficiency furnace, upgraded attic insulation, new carpet, fresh paint, and updated lighting. Located near schools, parks, shopping, transit, and major roadways, this home offers unbeatable value in a family-friendly neighborhood.

Built in 1981

### Essential Information

MLS® #	A2214072
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,129
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	220 Beddington Circle Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1K7

### Amenities

Parking Spaces	2
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Parking Off Street

## Interior

Interior Features Bookcases, Built-in Features, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room, Three-Sided, Wood Burning

Has Basement Yes

Basement Crawl Space, Finished, Full

## Exterior

Exterior Features BBQ gas line, Fire Pit, Other, Private Yard, Storage

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 24th, 2025

Zoning R-CG

## Listing Details

Listing Office RE/MAX iRealty Innovations

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