

# \$399,900 - 53 Beaconsfield Crescent Nw, Calgary

MLS® #A2244939

**\$399,900**

2 Bedroom, 1.00 Bathroom, 937 sqft

Single Family on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to your new home in the sought-after neighborhood of Beddington Heights. This two bedroom Bi-Level duplex is a rare opportunity for first-time home buyers or investors.

Situated on a quiet crescent just steps from NOSE HILL PARK, with beautiful views of its rolling landscapes.. Minutes to shopping, schools and amenities. Convenient to go to UofC, SAIT and downtown. Just cross the street, you can walk and oversee Calgary on NOSE HILL. The main floor boasts a south-facing living room featuring a Gas fireplace, a functional kitchen, a good size dinner room. Completed with two decent sized bedrooms and a 4-pc bath. The unfinished basement is very bright with big windows. Perfect for new home owners to expand their living space or potentially being developed into a legal suite as your mortgage helper. The backyard allows you to build a large double garage. This duplex blends comfort and convenience meeting all your needs. Schedule a showing today! (id:6289)

Built in 1980

## Essential Information

Listing #	A2244939
Price	\$399,900
Bedrooms	2
Bathrooms	1.00
Square Footage	937



Acres	0.07
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

## Community Information

Address	53 Beaconsfield Crescent Nw
Subdivision	Beddington Heights
City	Calgary
Province	Alberta
Postal Code	T3K1W5

## Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking	Other
View	View

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

## Exterior

Exterior	Concrete, Vinyl siding
Exterior Features	Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Homecare Realty Ltd.
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