

\$679,900 - 109 Bedfield Court Ne, Calgary

MLS® #A2257173

\$679,900

6 Bedroom, 2.00 Bathroom, 1,029 sqft
Single Family on 0.10 Acres

Beddington Heights, Calgary, Alberta

Imagine stepping into a real estate investment that checks every box—location, renovations, strong rental income, and future growth potential. Welcome to this fully renovated 4-level split home nestled in the well-established, highly sought-after community of Beddington Heights in Calgary's northwest. From the moment you arrive, the property stands out with its corner lot positioning, double detached garage, and smart layout across four functional levels. But it's what's inside that truly sets this investment apart. In 2023, the entire home was professionally renovated from top to bottom with investor foresight in mind. The upgrades include luxury vinyl plank flooring throughout, durable and stylish for long-term wear, quartz countertops in both kitchens, and brand-new double pane windows for energy efficiency, as well as new paint throughout both legal suites. Additionally, major systems were modernized: new roof (2023), two new hot water tanks (2023), two new furnaces (2023), all new gas lines (2023), all new wiring (2023), and PEX water meter lines (2023) were installed, minimizing future capital expenditures. Amazingly there are also two separate electrical meters, two separate gas meters and two separate water meters with the City so tenants can operate in complete autonomy. What makes this home especially attractive is its 3 bedroom basement legal suite—brand new and fully permitted—complete with a private back



entrance. Currently, basement legal suite brings in \$1,650/month, Tenants pay the utilities! Thatâ€™s a turnkey cash-flowing asset with minimal overhead and no renovation costsâ€”perfect for the investor looking to plug and play. Beyond the numbers, Beddington Heights itself adds another layer of long-term value. Itâ€™s a vibrant, family-friendly neighborhood with easy access to Deerfoot Trail, transit routes, and the Calgary International Airport. Tenants love the proximity to Nose Hill Park, schools like John G. Diefenbaker High School (with a 91% graduation rate), and the growing list of community-driven features like the local garden, arts centre, and sustainability initiatives. Whether you're expanding your portfolio or securing your first income property, this home offers the rare combination of immediate income, zero deferred maintenance, and long-term neighborhood stability. It's not just a smart buyâ€”it's a strategic move. (id:6289)

Built in 1984

Essential Information

Listing #	A2257173
Price	\$679,900
Bedrooms	6
Bathrooms	2.00
Square Footage	1,029
Acres	0.10
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	4 Level

Community Information

Address	109 Bedfield Court Ne
Subdivision	Beddington Heights

City	Calgary
Province	Alberta
Postal Code	T3K3L2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Basement	Separate entrance, Suite

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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