

# \$499,750 - 26 Beacham Rise Nw, Calgary

MLS® #A2215312

**\$499,750**

3 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully maintained bi-level half duplex located in the highly sought-after NW community of Beddington Heights. Offering over 2,058 square feet of total living space and no condo fees, this charming home is perfect for families, first-time buyers, or investors. The upper-level features 1,030 square feet of bright and inviting space, including three generously sized bedrooms, a well-appointed three-piece bathroom, a spacious living area, a dining room, and nice designed kitchen, ideal for family gatherings and daily living.

The fully finished lower level boasts an additional 1,028 square feet and offers a large family room perfect for entertaining, Plus, a nice size office and a large den with walk in closet, a full four-piece bathroom, a laundry room, utility room and plenty of storage. This cozy home has been thoughtfully updated with newer features, including the roof, hot water tank, furnace, washer, sump pump, and chandeliers, ensuring peace of mind for the next homeowner.

As a bonus, recognizing the need for minor repairs, the seller is offering a \$1,500 cash-back incentive to the buyer through their lawyer to help cover the cost of repairing the leaking upstairs shower.

Situated in a friendly neighborhood with good neighbors, this property offers easy access to major roads, shopping centers, Nose Hill Park, and schools. It presents a wonderful opportunity to own a spacious, well-located



home in one of Calgary’s established and desirable communities. Don't miss out—schedule your private viewing today and make this lovely home yours!

Built in 1979

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2215312               |
| Price          | \$499,750              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,030                  |
| Acres          | 0.06                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 26 Beacham Rise Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1S2            |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 3           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Bar, Kitchen Island, Storage, Walk-In Closet(s), Chandelier, Sump Pump(s) |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | Forced Air                                                                |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage                                        |
| Lot Description   | Back Yard, Landscaped, Lawn, Private, Street Lighting, Gentle Sloping |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Wood Frame                                                            |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 10            |
| Zoning         | R-CG          |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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.