

# \$449,900 - 53 Beaconsfield Crescent Nw, Calgary

MLS® #A2229645

**\$449,900**

2 Bedroom, 1.00 Bathroom, 937 sqft

Residential 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!

Built in 1980

## Essential Information

MLS® #	A2229645
Price	\$449,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	937
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	53 Beaconsfield Crescent Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1W5

### Amenities

Parking	Off Street
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### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Family Room
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Views
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
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Days on Market	8
Zoning	R-CG

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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