

# \$449,900 - 62 Beacham Way Nw, Calgary

MLS® #A2219965

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,431 sqft  
Residential on 0.00 Acres

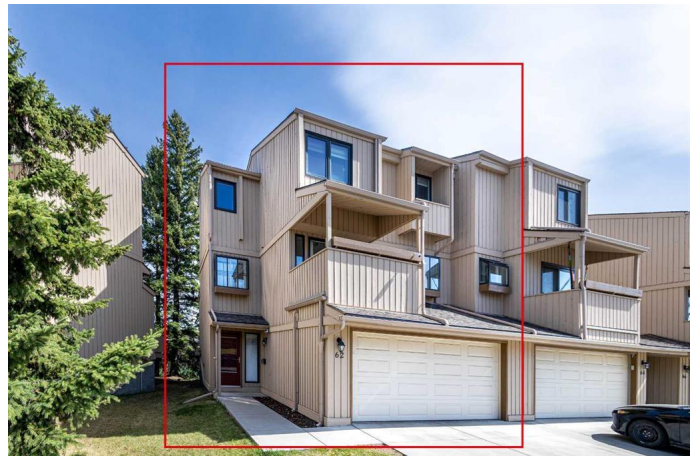
Beddington Heights, Calgary, Alberta

Welcome to this beautifully updated four-level split semi-detached home at 62 Beacham Way NW. Offering over 1,430 sq ft, this rare find features three spacious bedrooms and 2.5 bathrooms—hard to come by in the area. The inviting living room boasts vaulted ceilings, a wood-burning fireplace, and a wood-trimmed mantel. Step out to a private deck overlooking the peaceful backyard—perfect for relaxing mornings or quiet evenings.

Upstairs, you'll find a bright kitchen and dining area with plenty of cabinet and counter space. A versatile flex room nearby is ideal as a family room or home office. Two sunny balconies add extra charm and outdoor enjoyment.

On the top level, the large primary suite includes a modernized ensuite, while two spacious additional bedrooms share a 4-piece bath—perfect for families or guests. Recent upgrades include a newer garage door, hot water tank, roof, and exterior paint. After the current owner moved in (2023), they upgraded the new flooring (kitchen area and the top level), the master ensuite bathroom, and updated appliances: fridge, dishwasher, stove, range hood, washer, and dryer. The interior has also been freshly painted.

This home features its own street address, private driveway, and an oversized heated double garage. Surrounded by parks and green space on a quiet street, yet close to schools, shopping, and transit—this is a rare



opportunity you won't want to miss.

Built in 1980

### Essential Information

MLS® #	A2219965
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	62 Beacham Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 5K4

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Front Yard, Landscaped, Lawn, Level, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	38
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
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