

# \$539,900 - 39 Beaconsfield Rise Nw, Calgary

MLS® #A2243113

**\$539,900**

3 Bedroom, 2.00 Bathroom, 1,075 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

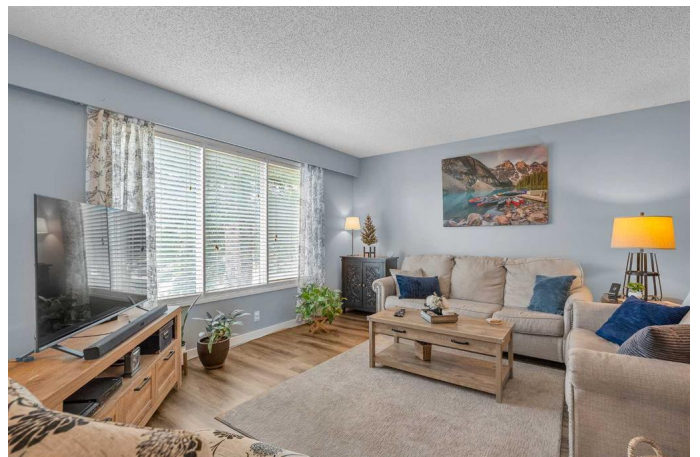
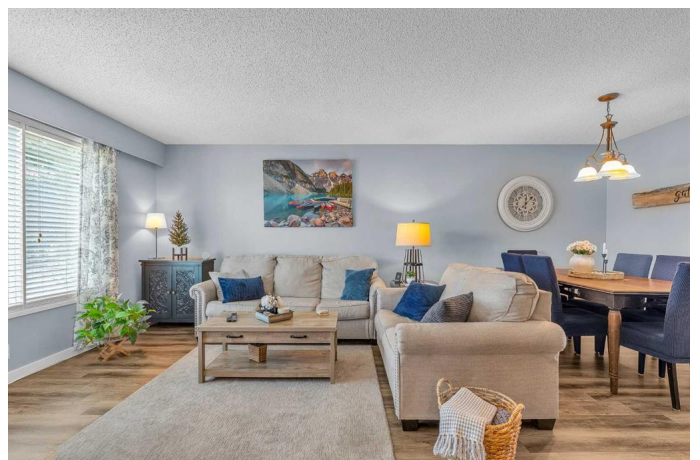
Charming Bi-Level Home in Beddington Heights that's Move-In Ready with Major Updates. Welcome to this well-maintained bi-level home located in the established community of Beddington Heights. Offering 3 bedrooms on the main level, including a spacious primary suite with a private 3-piece ensuite, this home is perfect for families or investors alike. The main level features newer luxury vinyl plank flooring, adding style and durability throughout the living spaces. Enjoy peace of mind with recent upgrades, including a high-efficiency furnace and a newer hot water tank. Step outside to your beautifully landscaped backyard oasis, a private, tranquil, and perfect spot for relaxing or entertaining. The partially finished basement offers additional space and awaits your personal touch and design ideas. Thanks to the most recent hailstorm, the home will soon be outfitted with brand-new roofing, siding, eaves, and downspouts, as well as a new roof on the shed, a major value-add for future owners. Conveniently located near schools, transit, and shopping, with easy access to Country Hills Blvd, this home offers the perfect blend of comfort and convenience. Don't miss out, call today to schedule your private viewing.

Built in 1980

## Essential Information

MLS® #

A2243113



|                |             |
|----------------|-------------|
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,075       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 39 Beaconsfield Rise Nw |
| Subdivision | Beddington Heights      |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3K 1X3                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Yard, Storage                                                        |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Street Lighting |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Metal Siding, Wood Frame                                                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        8  
Zoning                      R-CG

**Listing Details**

Listing Office            2% Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.