

# \$399,900 - 53 Beaconsfield Crescent Nw, Calgary

MLS® #A2244939

**\$399,900**

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® #     | A2244939  |
| Price      | \$399,900 |
| 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 |
|---------|------------|

### 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        | Family Room, Gas                                                    |
| 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 | August 1st, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 43   |
| Zoning         | R-CG |

## **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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