

\$473,900 - 44 Bedfield Close Ne, Calgary

MLS® #A2267602

\$473,900

3 Bedroom, 2.00 Bathroom, 1,211 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

**** OPEN HOUSE - NOVEMBER 15, 2025**

12:00 P.M. - 2:00 P.M. ** Welcome to Your

Dream Home! Nestled in the highly sought-after community of Beddington

Heights, this beautifully updated single-family

home combines comfort, charm, and

convenience in one perfect package. Step

inside to a warm and inviting living room with

hardwood flooring and a cozy gas fireplace,

ideal for relaxing evenings with family and

friends. The main floor also features a

convenient two-piece bathroom and a fully

renovated kitchen with modern finishes and

plenty of counter space, perfect for culinary

adventures or entertaining guests. From here,

step out to your private backyard oasis,

boasting a brand new composite deck (2024)

and stylish gazebo, the perfect spot to soak up

the sun or unwind under the stars. Additional

space at the back provides extra parking or RV

storage, adding flexibility to your lifestyle.

Upstairs, you'll find three spacious

bedrooms and a four-piece bathroom, offering

room for a growing family or visiting guests.

The undeveloped basement is a blank canvas,

ready for your vision, whether it's a rec

room, home gym, or home office, the potential

is endless. This home has been thoughtfully

upgraded for peace of mind and lasting value,

including new roof, siding, and downspouts

(2024), new flooring throughout, newer

windows (2020), new furnace (2022) and new

hot water tank (2025). Enjoy easy access to

Deerfoot Trail and Beddington Trail, and be



just minutes from parks, dog parks, green spaces, schools, grocery stores, and shopping â€” everything you need for a balanced and convenient lifestyle. With all the major updates already complete, all thatâ€™s left to do is move in and enjoy! Donâ€™t miss your chance to own this lovingly maintained home in one of Calgaryâ€™s most family-friendly and well-connected communities.

Built in 1985

Essential Information

MLS® #	A2267602
Price	\$473,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,211
Acres	0.07
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	44 Bedfield Close Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K3L5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Built-in Features, Central Vacuum, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Gazebo, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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