

# \$569,800 - 39 Bedridge Road Ne, Calgary

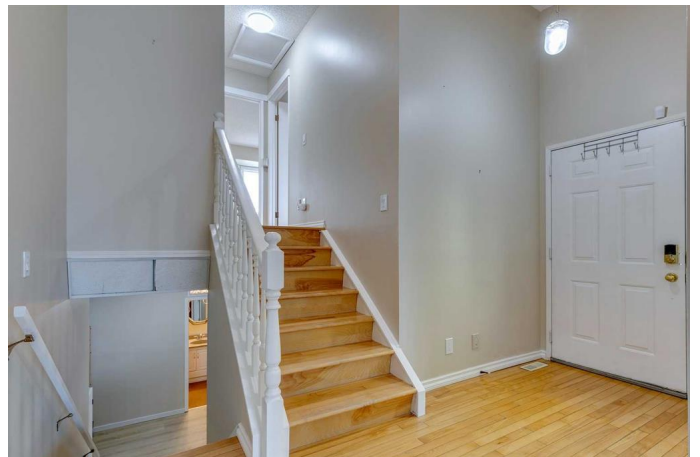
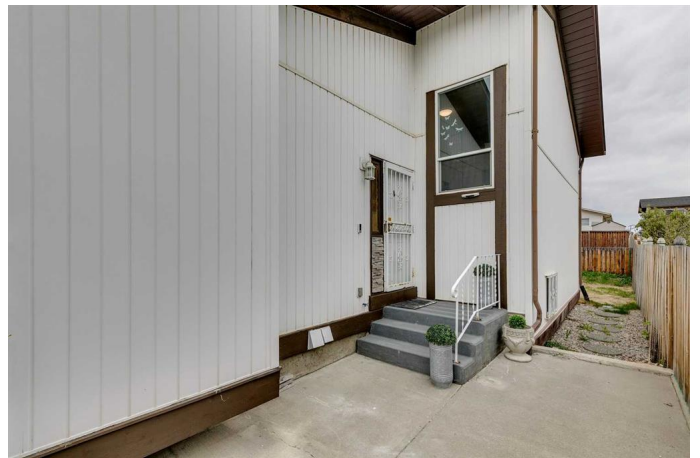
MLS® #A2203579

**\$569,800**

3 Bedroom, 2.00 Bathroom, 1,110 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Fantastic new price for this charming home! Welcome to this beautiful, move-in-ready home, ideal for families, professionals, or anyone seeking comfort, functionality, & long-term value in a well-established neighbourhood. The bright & welcoming 4-level split is ideally located on a quiet street, offering easy access to schools, parks, shopping, & transit. Featuring vaulted ceilings, hardwood floors, & a cozy, bright living room with a wood-burning fireplace, the layout is open & welcoming. The kitchen was fully redone in 2025 with modern cabinetry, new flooring, & a new dishwasher. Fresh paint & new laminate flooring run throughout the home (2025). The main bathroom was completely renovated in 2025, & the lower-level 4-piece bath was refreshed with new tile, vanity, flooring, toilet, & paint. All three bedrooms are generously sized. The primary bedroom is spacious & bright, featuring a beautiful bay window & a walk-in closet. The large third bedroom offers flexibility as a guest room, office, or studio & comes with a Murphy bed. The laundry area in the basement was newly finished. Enjoy a low-maintenance yard with a freshly painted deck (2025), new fence (2024), RV parking, & a 24' x 24' oversized garage. Additional updates include: A/C (2022), newer roof on house & garage (2019), newer windows, high-efficiency furnace, upgraded insulation, & exterior paint touch-ups (2025). The location is fantastic: steps to Calgary Transit, bike pathways, & major amenities



including Safeway, T&T Supermarket, Superstore, & Beddington Town Centre. Enjoy quick access to Deerfoot Trail, Stoney Trail, Beddington Blvd, Center St., Deerfoot City Mall, & the airport. Don't miss your chance to call this beautiful home your own! Schedule your private viewing today!

Built in 1979

### Essential Information

MLS® #	A2203579
Price	\$569,800
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	39 Bedridge Road Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1M3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Ceiling Fan(s)
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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