

# \$595,000 - 315 Bedford Place Ne, Calgary

MLS® #A2217249

**\$595,000**

5 Bedroom, 2.00 Bathroom, 1,156 sqft  
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

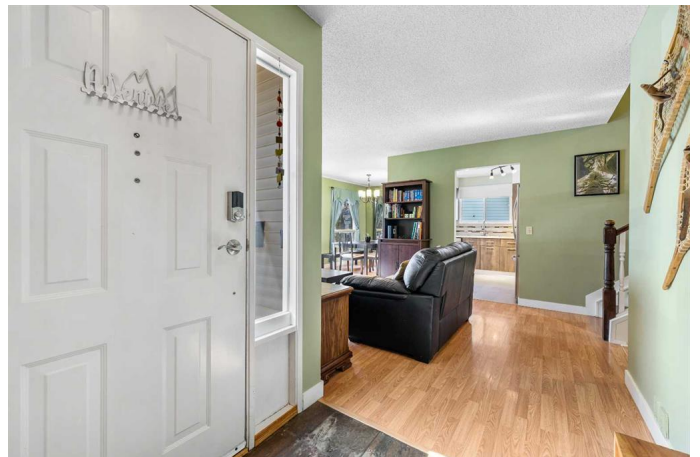
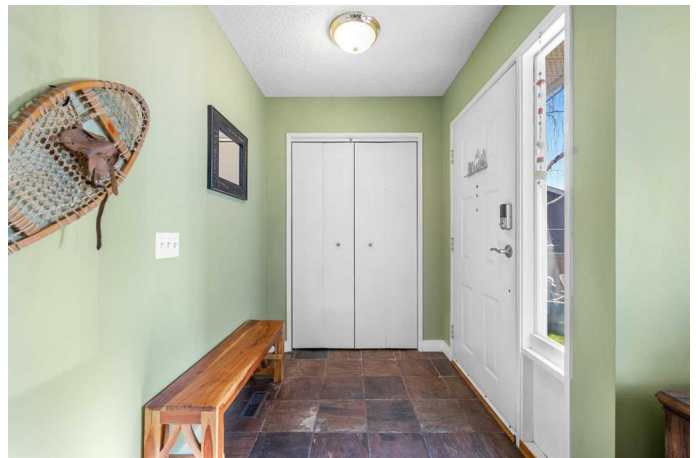
Nestled in the highly sought-after community of Beddington Heights, this beautifully maintained home is a rare investment opportunity with exceptional rental potential. Offering over 1,700 sq. ft. of move-in-ready living space, this property is a true gem.

Featuring a total of 5 bedrooms and 2 bathrooms, this home includes a fully finished basement with a forced walkout to an illegal suite—ideal for rental income, a multi-generational setup, or extended living space. The home sits on an oversized lot on a quiet cul-de-sac and includes an oversized heated garage—perfect for hobbyists, car enthusiasts, or anyone dreaming of a spacious workshop or man cave.

The main level boasts 3 spacious bedrooms, 1 bathroom, a bright and functional kitchen, dining area, and an inviting living room. The west-facing backyard is perfect for enjoying long summer evenings outdoors with multiple out living spaces, including a hidden sanctuary with a soft tub :)

Downstairs, the walkout lower level features 2 generous bedrooms with large windows, a full bathroom, a cozy living area with a kitchenette, and two oversized storage rooms—perfect for a home gym, hobby room, or additional storage needs.

The garage is truly a standout



featureâ€”drywalled, heated, and complete with windows. Whether you need a dedicated workspace, a place for your truck, or a personal retreat, this garage has you covered.

Close to Nose Hill Park, major roadways, schools, shopping, and all amenities, this is a fantastic opportunity to own a versatile, income-generating property in a prime location.

Donâ€™t miss your chanceâ€”come see what makes this home so special!

Built in 1983

**Essential Information**

MLS® #	A2217249
Price	\$595,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,156
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

**Community Information**

Address	315 Bedford Place Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K2K6

**Amenities**

Parking Spaces	2
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Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Pantry
Appliances	Dishwasher, Electric Cooktop, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	9
Zoning	RC-1

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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