

\$624,900 - 80 Beacham Rise Nw, Calgary

MLS® #A2266688

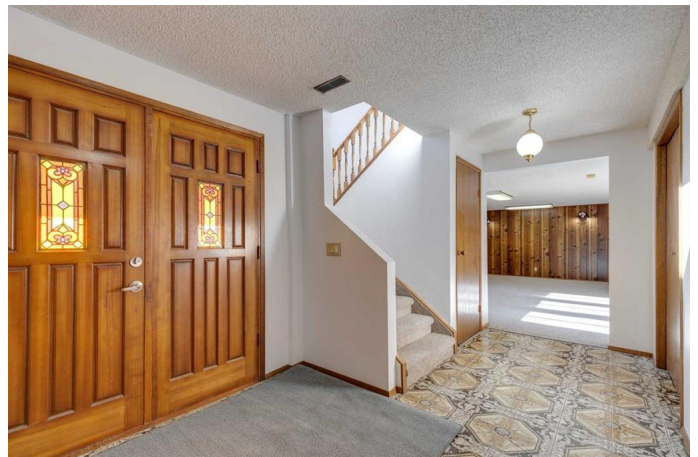
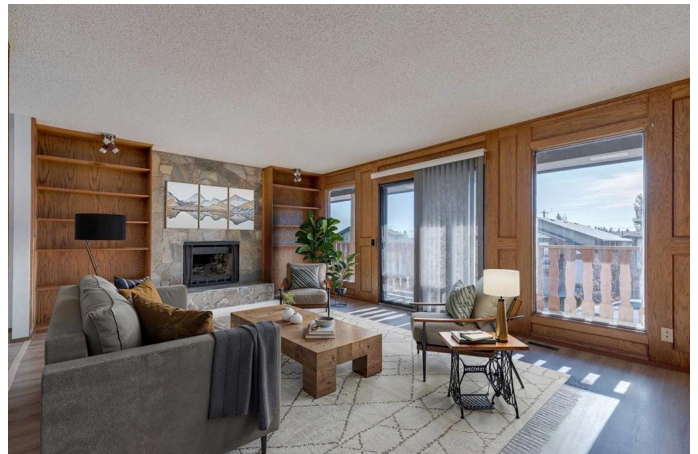
\$624,900

5 Bedroom, 3.00 Bathroom, 1,696 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Welcome to the well established & popular community of Beddington! This unique detached raised bungalow home offers so much potential with over 2,760 sq ft of developed space; presenting an opportunity for comfortable living & entertaining while being the perfect canvas to update & personalize to your own preferences & needs. As you step inside, the accommodating entry area & roomy front hallway provides direct access to both expansive floors. Heading to the main floor, the thoughtfully designed layout shines as the large inviting living room grabs your attention with the cosy fireplace (framed by stonework) serving as a focal point. The kitchen (equipped with plenty of cabinetry & newer fridge/microwave) along with the nook are conveniently nearby while a dedicated formal dining room & an all-important flex room (perfect for a home office, reading corner, or kid's play area) complete the general living areas with the wrap-around balcony that leads down to the yard being the cherry on top. As you head down the hall to the opposite end, 2 well sized bedrooms & a 5-pc full bathroom beckons along with a master bedroom that is ready to pamper by offering you a private 4-pc full ensuite. With the abundance of windows, being a corner lot, & having predominantly South, West, & East exposures, be amazed by how much natural light this home receives – uncommon in a property of this age! Heading down to the developed basement reveals two additional bedrooms along with an extra 3-pc



full bathroom, laundry area, & a spacious rec area (w/ built-in sink) that is ready for movie time, being a gym, or your other hobbies! Notable features include: brand new flooring - durable LVP & tile flooring on the main floor with carpet in the basement; newer shingles (2023), fresh paint on the main floor, & an oversized attached double garage with a full-size driveway & parking pad for additional flexibility. Beyond the home, enjoy having nature close by – the lovely Berwick Park is just down the street while the vast Nose Hill Park is just a 10 min walk away. Being in an established community also means having schools, transit, & the many amenities that Beddington Towne Centre/Harvest Hills Shopping Centre have to offer all nearby (T&T Supermarket, Safeway, & London Drugs just to name a few!), while offering quick access to Beddington Tr, Country Hills Blvd, Stoney Tr, & Deerfoot Tr. Take this opportunity to make this home yours today!

Built in 1980

Essential Information

MLS® #	A2266688
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,696
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	80 Beacham Rise Nw
---------	--------------------

Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Natural Woodwork, No Smoking Home, See Remarks, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Other, Private Yard
Lot Description	Corner Lot, Lawn, Street Lighting, Sloped
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 24th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.