

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

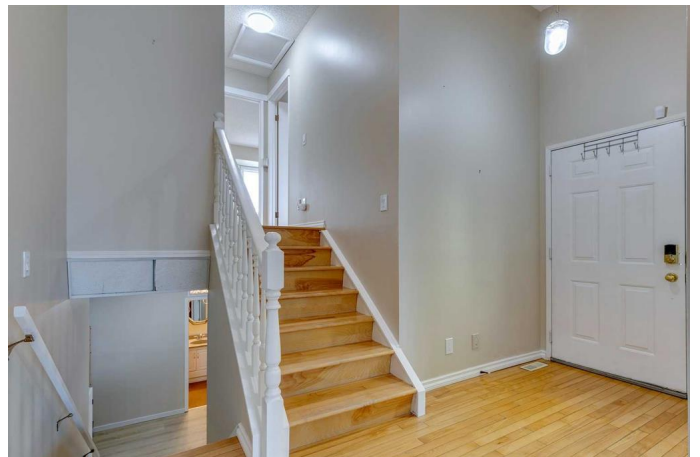
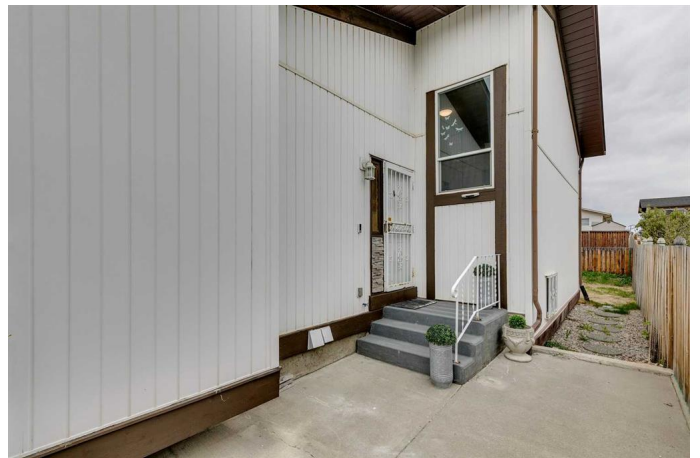
MLS® #A2203579

**\$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	Ceiling Fan(s), No Animal Home, No Smoking Home, Vaulted Ceiling(s)
-------------------	---

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	40
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.