

# \$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

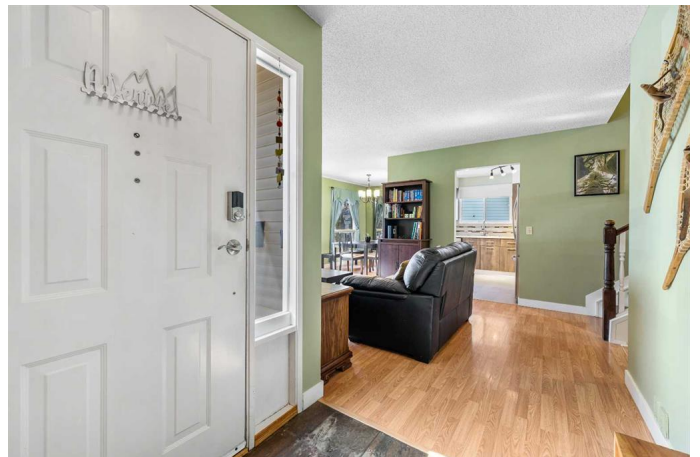
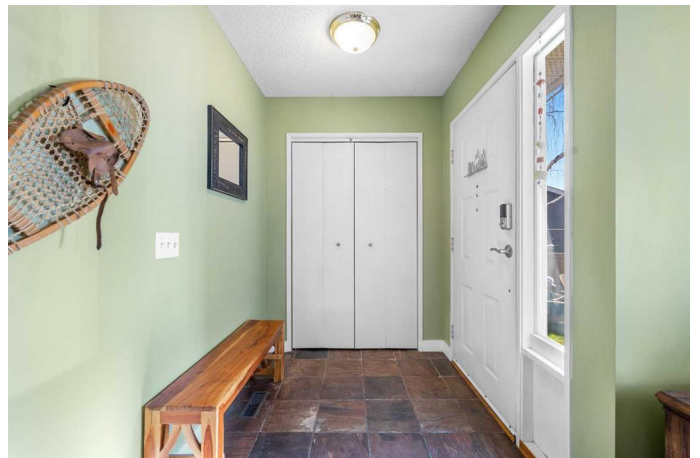
Nestled in the highly sought-after community of Beddington Heights, this beautifully maintained home is a rare investment opportunity with exceptional rental potential. Offering over 1,700 sq. ft. of move-in-ready living space, this property is a true gem.

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 a 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, Heated Garage, Oversized
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# of Garages	2
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### Interior

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

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

Date Listed	May 2nd, 2025
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Days on Market	6
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Zoning	RC-1
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### Listing Details

Listing Office	RE/MAX iRealty Innovations
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