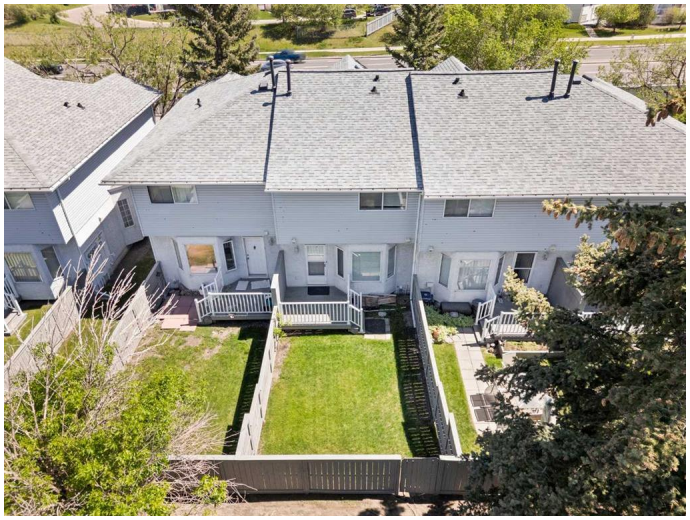
$405,000 - 58 Bedford Manor Ne, Calgary

MLS® #A2225889

$405,000
3 Bedroom, 3.00 Bathroom, 1,218 sqft
Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta



Rare 3-bedroom, 2.5-bath townhouse opportunity in Beddington Heights, where location, layout, and low maintenance come together for smart investors or owner-occupiers. Located in a family-friendly complex with quiet streets and long-term residents. Unlike typical entry-level properties, this unit is fully move-in ready and features brand-new stainless steel appliances (2024 dishwasher, washer, dryer), stylish vinyl plank flooring, upgraded lighting, and fresh neutral tones throughout. Enjoy a sunny private yard, functional open layout, and an undeveloped basement offering lifestyle flexibility â€“ perfect for a home gym, office, rec room, or added storage space (note: secondary suites not permitted in this condo development). Ask for a sample quote: adding a 4th bedroom + full bath could enhance long-term usability and market appeal for future resale or multigenerational living. Current projected rent is $2,200/month based on nearby active comparables with similar finishings and parking, translating to ~$26,400/year in income and cap rates around 3.1% â€“ conservative but stable. Condo fees are just $314.48/month including insurance and reserve contributions, with no major repairs expected thanks to a proactive condo board currently addressing hail damage. One titled parking stall included, with a second available for just $50/month. Only minutes from BRT 301, Nose Hill Park, schools and groceries, this property offers daily convenience plus

long-term growth in a quiet yet well-connected neighborhood. Perfect for first-time landlords seeking reliable income or buyers looking for value-add potential without the risk. Low maintenance townhouse option ideal for overseas buyers or those seeking hands-off ownership. Ask for virtual tour link or 3D walkthrough available. Full investor package available upon request, including improvement cost estimates, lease comps, and reserve docs. Schedule your private viewing today and explore how this home fits your lifestyle or investment goals.

Built in 1991

Essential Information

MLS® #	A2225889
Price	$405,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	58 Bedford Manor Ne
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 4B8

Amenities

Amenities	Snow Removal, Visitor Parking, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Private Yard, Playground
Lot Description	Landscaped
Roof	Asphalt
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	69
Zoning	M-C1

Listing Details

Listing Office	Homecare Realty Ltd.

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