

159 Bedford Drive NE
Calgary, Alberta

MLS # A2178619



\$569,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,069 sq.ft.	Age:	1983 (41 yrs old)
Beds:	6	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: None

Welcome to this beautifully designed bi-level home, featuring 6 BEDROOMS, 2 full bathrooms, and a fully finished basement with a kitchenette/ illegal suite—ideal for extended family or as an investment property. The main floor includes 3 bedrooms, while the basement adds an additional 3, offering plenty of space and privacy. The main floor boasts an open-concept layout in the living room, enhanced by large picture windows that fill the space with natural light, creating a warm and inviting atmosphere. The well-appointed kitchen features oak cabinetry, updated backsplash, generous counter space, and a large eating area. A door from the kitchen leads to a southwest-facing covered deck, perfect for enjoying BBQ's or relaxing in the privacy of your backyard. With 3 additional bedrooms and large basement windows, the lower level feels bright and welcoming, adding flexibility for guests or tenants. The fenced yard is surrounded by beautiful, mature trees, providing privacy and a peaceful setting. An oversized double garage offers secure parking for two vehicles, with an additional RV parking pad beside it. Conveniently located within walking distance of bus stops and shopping, this home combines tranquility with accessibility, making it a fantastic choice for family living or as a rental investment. Several updates over the recent years include: New turf and rock landscaping in 2020. NEW High Efficiency FURNACE in 2021. NEW ROOF on house and garage in 2022. New kitchen appliances in 2022. New upper deck flooring, garage door opener and some newer fencing on the west side in 2024. Don't miss this wonderful opportunity!