27 Bedridge Way NE

Calgary | Active | MLS® A2335133

$529,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**1,071 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

OPEN HOUSE SUNDAY, November 22th 1-3pm!! BEAUTIFUL PARK-FACING BUNGALOW WITH OVERSIZED DOUBLE GARAGE in desirable Beddington Heights! LOCATION, LOCATION, LOCATION! Welcome to this bright and spacious 3-bedroom, 2-bathroom bungalow (could be 5 bedrooms if you install egress windows for the two separate rooms downstairs). It's perfectly situated DIRECTLY ACROSS FROM A HUGE PARK AND BASEBALL DIAMOND! Enjoy gorgeous open views, a peaceful setting and a low-maintenance yard. Step inside and enjoy the bright kitchen and living room, featuring TWO NEW SKYLIGHTS that flood the home with natural light! The roof was replaced in 2025, and additional updates include fresh paint, luxury vinyl plank flooring in the basement bathroom and a hot water tank (2020). Offering incredible flexibility, the home features an ILLEGAL BASEMENT SUITE WITH ITS OWN SEPARATE SIDE ENTRANCE, ideal for extended family, guests or additional living space. An oversized double detached garage provides plenty of room for vehicles, storage, hobbies or a workshop (with 40amp service). The home is smoke-free, has had no pets, and the furnace has been cleaned annually. Enjoy the outdoors with nearby West Nose Creek Park and Nose Hill Park, offering fantastic walking, hiking and biking trails, wildlife and off-leash areas. Shopping, restaurants, golf courses, transit and everyday amenities are all close by, with quick access to Deerfoot Trail, the airport and downtown Calgary. NOTE: Back on market due to financing.

BRIGHT, SPACIOUS AND FANTASTICALLY LOCATED! With its park-facing setting, oversized double garage and versatile layout, this is an opportunity you won't want to miss!

COME SEE IT FOR YOURSELF - BOOK YOUR PRIVATE VIEWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335133
Bedrooms	4
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,071 sq. ft.
Main Level Finished Area:	1,071 sq. ft.
Below Grade Finished Area:	1,000 sq. ft.
Acreage:	No
Lot Area:	3,993 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Unit Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7811589
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Beddington Heights
Appliances:	Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 12'8" × 12'6" ·
Main Floor	Dining Room · 9'1" × 8'11" ·
Main Floor	Living Room · 21'9" × 14'3" ·
Main Floor	Bedroom - Primary · 11'11" × 11'2" ·
Main Floor	Bedroom · 121' × 7'11" ·
Main Floor	Bedroom · 8'11" × 8'11" ·
Basement	Game Room · 29'3" × 25'10" ·
Basement	Office · 12'6" × 8'4" ·
Basement	Bedroom · 12' × 11'2" ·

Basement	Laundry · 15'7" × 11'5" ·
Basement	Furnace/Utility Room · 7'10" × 5'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Built-in Features, No Animal Home, No Smoking Home, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Aug 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/27-bedridge-way-ne-calgary-a2335133/

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