# 76 Beaconsfield Way NW

Calgary | Active | MLS® A2346663

**$889,999**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **1980** | **2,657.53 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by LPT Realty

# A closer look

Located in the community of Beddington Heights and directly across from Nose Hill Park, this impressive fully developed walk-out two-story home offers over 4,000 sq. ft. of total living space with exceptional upgrades, stunning views, and incredible parking flexibility. Step inside to soaring 17.5-foot vaulted ceilings, elegant knockdown ceilings, and a bright open-concept layout designed for both comfortable family living and entertaining. The home features a fully renovated kitchen, updated flooring throughout, a spacious loft/computer room, and two cozy wood-burning fireplaces that add warmth and character to the living spaces. The sunroom is finished with durable epoxy flooring, creating the perfect year-round retreat. Extensive upgrades throughout the home provide outstanding value and peace of mind, including triple-pane windows on the upper two levels installed in 2025, all new double-pane basement windows installed in 2026, upgraded insulated stucco exterior, newer roof (2019), two upgraded high-efficiency furnaces, and brand-new central air conditioning installed in 2025. The fully developed walk-out basement offers exceptional versatility with a kitchen, bedroom, full bathroom, storage room, and cold room - ideal for extended family living or an illegal suite setup if desired. Outside, this property truly stands apart with two massive RV parking pads measuring approximately 28 feet and 84 feet long, plus a huge iron gate at the rear with convenient alley access. Enjoy the poured concrete front patio, attached double garage, and beautiful park and city views from both balconies. A rare opportunity to own a substantially upgraded executive home in one of northwest Calgary’s most established and scenic communities.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2346663 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 1980 |
| **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:** | 2 Storey |
| **Total Living Area:** | 2,657.53 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 6,598 sq. ft. |
| **Lot Frontage:** | 60'2" |
| **Front Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 9 |
| **Year built:** | 1980 (Age: 46) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 2 |
| **Plan:** | 7910321 |
| **Heating:** | High Efficiency, Fireplace(s), Forced Air |
| **Basement:** | Full, Finished, Separate/Exterior Entry, Walk Out |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood, Laminate |
| **Cooling:** | Central Air |

| | |
|---|---|
| **Fireplaces:** | 2 |
| **Fireplace Details:** | Basement, Family Room, Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Off Street, Parking Pad, RV Access/Parking |
| **Parking Places:** | 10 |
| **Parking Total/Covered:** | 10 / - |
| **Laundry Features:** | Laundry Room, Main Level |
| **City Quadrant:** | Northwest |
| **Community:** | Beddington Heights |
| **Appliances:** | Central Air Conditioner, Dishwasher, Dryer, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Range, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| **Inclusions:** | Refrigerators, Ac unit in sunroom, Furnace in sunroom, two stoves, two microwaves, washer and dryer, stacked washer and dryer, dish washer and outdoor sump pump |
| **Restrictions:** | Utility Right Of Way |
| **Main Floor** | Entrance · 12' × 6'6" · |
| **Main Floor** | Dining Room · 11'1" × 8'5" · |
| **Main Floor** | Family Room · 18'4" × 14'5" · |
| **Main Floor** | Sunroom/Solarium · 21' × 10' · |
| **Main Floor** | Living Room · 17' × 16'3" · |
| **Main Floor** | Kitchen · 21'7" × 12' · |
| **Main Floor** | Mud Room · 14'7" × 5'8" · |
| **2nd Floor** | Bedroom - Primary · 21'6" × 12'2" · |
| **2nd Floor** | Bedroom · 12'2" × 12'1" · |
| **2nd Floor** | Bedroom · 13'7" × 11' · |

| | |
|---|---|
| **2nd Floor** | Balcony · 16' × 6'6" · |
| **2nd Floor** | Den · 13'10" × 10' · |
| **2nd Floor** | Balcony · 11'6" × 5'10" · |
| **Basement** | Family Room · 17'5" × 14'4" · |
| **Basement** | Kitchen · 9' × 5'2" · |
| **Basement** | Bedroom · 14'3" × 9'2" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s) |
| **Exterior Features:** | Balcony |
| **Patio And Porch Features:** | Balcony(s), Front Porch |
| **Lot Features:** | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Views |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | R-CG |
| **Listed Date:** | Sep 22, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/76-beaconsfield-way-nw-calgary-a2346663/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.