

315 Bedford Place NE
Calgary, Alberta

MLS # A2217249



\$595,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,176 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry		

Inclusions: Refrigerator on Lower Level

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 feature—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. Don't miss your chance—come see what makes this home so special!