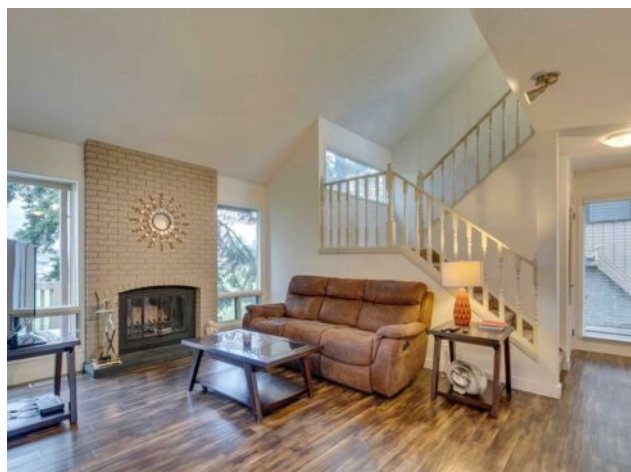


66, 70 Beacham Way NW
Calgary, Alberta

MLS # A2241552



\$359,000

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Low Maintenance Landscape, V		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 543
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d38
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

The Potential here for First Time Home Buyers and Calgary Real Estate Investors is undeniable. 3 bedroom, 3 Bathrooms, 1,762 Square Feet, Low Condo Fees and Taxes. Backing onto wide-open Green Space. The spacious living room boasts soaring ceilings, warm laminate floors, and a cozy wood-burning fireplace. The dining area opens to a private deck where your morning coffee comes with nothing but nature in view. The compact kitchen features granite countertops, stainless steel appliances, and ample storage. Upstairs, the primary suite includes double closets and a private 3-piece ensuite, while two additional bedrooms share a full 4-piece bath. A finished lower level provides flexible space for a media room, games area, or home office. With an attached single garage and a prime location close to parks, schools, shopping, and transit, this home offers an excellent opportunity to build equity while adding your own finishing touches.