

# \$679,900 - 40 Beacham Rise Nw, Calgary

MLS® #A2235053

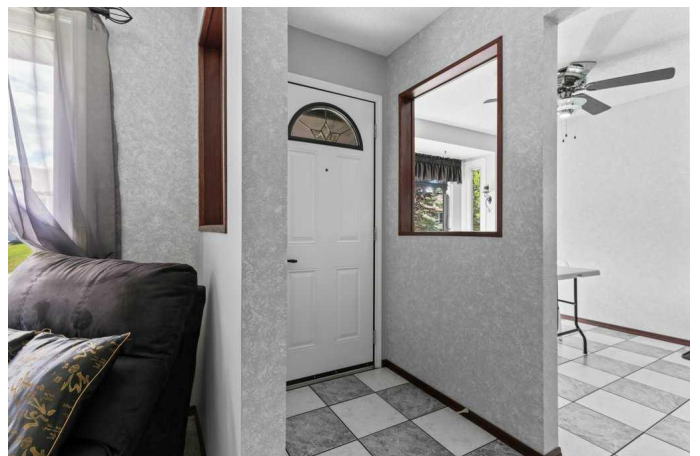
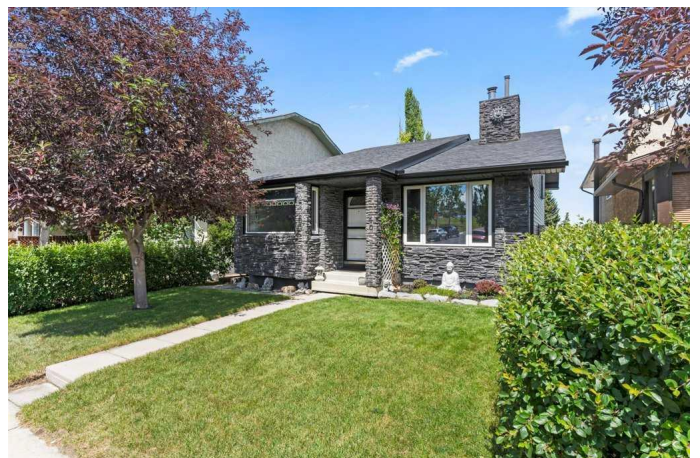
**\$679,900**

4 Bedroom, 3.00 Bathroom, 1,143 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Nestled on a quiet street in desirable Beddington Heights, this fully finished 4-level split home offers incredible space, updates, and functionality for the growing family or hobbyist. One of the standout features is the oversized double detached garage, ideal for vehicles, projects, or additional storage. But it gets even better, the garage has a flat roof and is just waiting to be transitioned into your own sunny rooftop oasis during the summer months!

The inviting main floor boasts spacious living room, featuring a cozy wood-burning fireplace. The gourmet kitchen is completely upgraded with modern cabinets, granite countertops, and stainless-steel appliances—perfect for home chefs and entertainers alike. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a private 3-piece ensuite. The developed third level offers a large family room, a fourth bedroom, and a 2-piece bath—ideal for guests or a home office. Also, on the third level are patio door leading to a fully fenced and beautifully landscaped backyard. The rear deck is large enough to accommodate large gatherings and will provide plenty of outdoor fun from springtime to fall. As well, underneath the deck, there is a spa pad and roughed in wiring for a hot tub. The fourth level features a spacious recreation room, giving you even more living flexibility. This home has been lovingly maintained and thoughtfully updated over the years, with a VERY long list of



upgrades, including: New Roof (2025), Siding, Eavestrough & Window Cladding (2025), Interior Paint (2024), Hot Water on Demand (Rinnai, 2008), Lennox Furnace (2009), Granite Counters, Cabinets, Appliances, Vacu-Flo, Ensuite & More (2012–2016), Upgraded Windows on Multiple Levels (2008 & 2009). A full list of upgrades available upon request. This property offers both functionality and comfort in a family-friendly community, close to schools, shopping, transit,, Nose Hill Park and the airport. Don't miss your chance to own this move-in-ready home with exceptional value and space!

Built in 1980

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2235053      |
| Price          | \$679,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,143         |
| Acres          | 0.09          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

Community Information

|             |                    |
|-------------|--------------------|
| Address     | 40 Beacham Rise Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1S2            |

Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows, Tankless Hot Water                                                                   |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Built-In Electric Range, Freezer, None, Tankless Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |
| Fireplaces        | Living Room, Wood Burning                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Finished, Full                                                                                                                                                                              |

## Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Other, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle, Membrane                                |
| Construction      | Stone, Vinyl Siding                                      |
| Foundation        | Poured Concrete                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 37              |
| Zoning         | R-CG            |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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