

# \$449,900 - 107 Beacham Way Nw, Calgary

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MLS® #A2228761

**\$449,900**

3 Bedroom, 1.00 Bathroom, 1,034 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to 107 Beacham Way NW â€” a bright and well-kept 3-bedroom, 1-bathroom bi-level on a quiet street in Beddington. Right across from a park and surrounded by mature trees, this semi-detached home offers a peaceful setting without any condo fees.

The main floor has plenty of natural light thanks to updated windows that also help keep energy costs down. Upstairs youâ€™ll find all three bedrooms and a full bathroom, along with a spacious living room, dining area, and a kitchen featuring updated appliances and fresh countertops.

Enjoy your morning coffee on the front balcony overlooking the park, or relax on the private back deckâ€”perfect for summer BBQs. The fully fenced backyard is great for kids, pets, or gardening. The lower level has laundry and lots of storage, with room to finish if you want more living space.

Commuters will appreciate quick access to Deerfoot Trail, 14th Street, Country Hills Boulevard, and the airport, making travel and daily errands easy. Close to schools, transit, shopping, and plenty of green space, this home is a fantastic find in a friendly, established neighbourhood.

Built in 1980

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2228761               |
| Price          | \$449,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,034                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 107 Beacham Way Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1R9            |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Quartz Counters                                            |
| Appliances        | Built-In Refrigerator, Electric Stove, Microwave, Range Hood, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                   |
| Lot Description   | Back Lane, Back Yard, Lawn, Many Trees, Street Lighting |
| Roof              | Asphalt Shingle                                         |
| Construction      | Metal Siding, Wood Frame                                |

Foundation                Poured Concrete

**Additional Information**

Date Listed                June 10th, 2025  
Days on Market        54  
Zoning                      R-CG

**Listing Details**

Listing Office            2% Realty

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