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# 65, 70 Beacham Way NW
# Calgary, Alberta

## MLS # A2345799

# $399,900

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|---|---|---|---|
| **Division:** | Beddington Heights | | |
| **Type:** | Residential/Duplex | | |
| **Style:** | 2 Storey, Attached-Side by Side | | |
| **Size:** | 1,321 sq.ft. | **Age:** | 1980 (46 yrs old) |
| **Beds:** | 2 | **Baths:** | 3 full / 1 half |
| **Garage:** | Single Garage Attached | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | Level | | |

| | | | |
|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 520 |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Wood Frame | **Zoning:** | M-C1 d38 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Ceiling Fan(s), Central Vacuum, French Door, High Ceilings, Jetted Tub, Pantry | | |

**Inclusions:** Air Conditioner, Central Vac & Attachments, Murphy Bed (basement)

Welcome to this beautifully maintained two-storey half-duplex in Crossbow Court, backing directly onto green space in the heart of Beddington Heights. With 2 bedrooms, 3.5 bathrooms, and a fully developed basement, this home offers thoughtful updates and comfortable living throughout. The main floor features solid oak hardwood flooring, with soaring ceilings and a wood-burning fireplace with brick mantle in the living area, access to your private deck from the dining room, and an open-rail staircase leading to the upper level. The eat-in kitchen has oak cabinetry and includes a pantry for added storage, and a 2-piece bathroom completes the main floor. Upstairs, the spacious primary suite has three closets and includes a 3-piece ensuite with shower, while a second bedroom and 4-piece guest bathroom round out the level. The primary bedroom could be divided to add a third bedroom. The fully developed basement adds valuable living space, including a large family/rec room, a 4-piece bathroom with a jetted tub, and a built-in murphy bed — ideal for guests or flex space. Recent updates include upgraded windows throughout, new roof shingles (2025), and a freshly repainted exterior. A single attached garage big enough to fit a pick-up truck completes the package. Ideally located in Beddington Heights, residents enjoy easy access to Nose Hill Park and its extensive trail network, the Beddington Towne Centre and Centre Street shops and restaurants, several schools including Beddington Heights School and St. Bede Elementary, and quick commuter access via Deerfoot Trail and Stoney Trail. Units don't often come available at Crossbow Court - book your showing today!

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