

# \$540,000 - 32 Beacham Rise Nw, Calgary

MLS® #A2222040

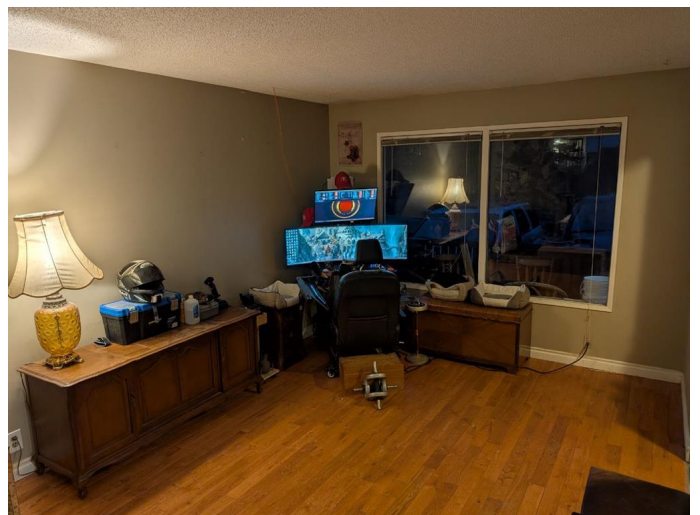
**\$540,000**

5 Bedroom, 3.00 Bathroom, 1,104 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Welcome to this well designed 4-level back split offering over 2,000 sq ft of developed living space. Perfect for families seeking comfort, space, and functionality. The main level greets you with a bright and inviting living area featuring a classic wood-burning fireplace, ideal for cozy evenings. The adjoining kitchen and dining area offer a functional layout perfect for entertaining or everyday family meals. Upstairs, you'll find three generous bedrooms, including a spacious primary suite complete with its own private ensuite, offering a peaceful retreat. A second full bathroom on this level serves the additional bedrooms. The third level features a walk-out to the large backyard, blending indoor and outdoor living seamlessly. This level also includes a fourth bedroom—ideal for guests or a home office. Head down to the fully finished basement where you'll find a comfortable family room with egress window, perfect for movie nights or a 5th bedroom, as well as a newer 3-piece bathroom and ample storage space. Enjoy mornings on your welcoming front porch and take advantage of the expansive backyard—perfect for kids, pets, gardening, or summer gatherings. Located on a nice street, close to playgrounds, green spaces and nose hill park with easy access to transit and 14 St. Don't miss the opportunity to make it yours!

Built in 1980



## Essential Information

MLS® #	A2222040
Price	\$540,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,104
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	32 Beacham Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S5

## Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad, Side By Side
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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