

# \$500,000 - 32 Beacham Rise Nw, Calgary

MLS® #A2222040

**\$500,000**

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

Beddington Heights, Calgary, Alberta

**\*\*Spacious 4-Level Split with Walkout  
Basementâ€™Priced Well Below City  
Assessment!\*\***

Opportunity knocks! This **\*\*5-bedroom,  
3-full-bathroom\*\*** 4-level split offers incredible  
potential at a price thatâ€™s hard to beat.  
Whether you're an investor, renovator, or a  
buyer looking for value, this home is ready for  
your vision.

**\*\*Walkout Basement\*\***â€™Flooded with natural  
light, perfect for extra living space or a rental  
suite.

**\*\*Generous Living Areas\*\*** Spacious rooms  
across four distinct levels, offering versatility  
and separation.

**\*\*Unmatched Value\*\*** Listed **\*\*well below the  
cityâ€™s assessment\*\***, making this a savvy  
buy for those looking to build equity.

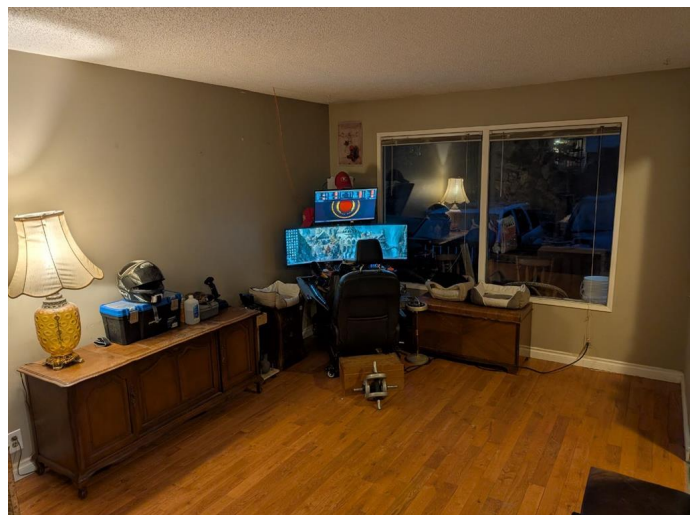
**\*\*Potential Galore\*\*** Has been described as  
â€™rough,â€™ but with the right updates, this  
could be a stunning home.

If youâ€™re looking for a property with great  
bones and an unbeatable price, this is it.  
Donâ€™t miss your chance **\*\*schedule a  
viewing today!\*\***

Built in 1980

## Essential Information

MLS® #                      A2222040



Price	\$500,000
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	20
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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