\$405,000 - 58 Bedford Manor Ne, Calgary

MLS® #A2225889

\$405,000

3 Bedroom, 3.00 Bathroom, 1,218 sqft Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Rare 3-bedroom, 2.5-bath townhouse opportunity in Beddington Heights, where location, layout, and low maintenance come together for smart investors or owner-occupiers. Located in a family-friendly complex with quiet streets and long-term residents. Unlike typical entry-level properties, this unit is fully move-in ready and features brand-new stainless steel appliances (2024 dishwasher, washer, dryer), stylish vinyl plank flooring, upgraded lighting, and fresh neutral tones throughout. Enjoy a sunny private yard, functional open layout, and an undeveloped basement offering lifestyle flexibility â€" perfect for a home gym, office, rec room, or added storage space (note: secondary suites not permitted in this condo development). Ask for a sample quote: adding a 4th bedroom + full bath could enhance long-term usability and market appeal for future resale or multigenerational living. Current projected rent is \$2,200/month based on nearby active comparables with similar finishings and parking, translating to ~\$26,400/year in income and cap rates around 3.1% â€" conservative but stable. Condo fees are just \$314.48/month including insurance and reserve contributions, with no major repairs expected thanks to a proactive condo board currently addressing hail damage. One titled parking stall included, with a second available for just \$50/month. Only minutes from BRT 301, Nose Hill Park, schools and groceries, this property offers daily convenience plus







long-term growth in a quiet yet well-connected neighborhood. Perfect for first-time landlords seeking reliable income or buyers looking for value-add potential without the risk. Low maintenance townhouse option ideal for overseas buyers or those seeking hands-off ownership. Ask for virtual tour link or 3D walkthrough available. Full investor package available upon request, including improvement cost estimates, lease comps, and reserve docs. Schedule your private viewing today and explore how this home fits your lifestyle or investment goals.

Built in 1991

Essential Information

MLS® # A2225889

Price \$405,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,218 Acres 0.00

Year Built 1991

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 58 Bedford Manor Ne Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 4B8

Amenities

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces

Parking Stall

Interior

Interior Features Laminate Counters

Appliances Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Unfinished, See Remarks

Exterior

Exterior Features Playground, Private Yard

Lot Description Landscaped

Roof Asphalt

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 29th, 2025

Days on Market 44

Zoning M-C1

Listing Details

Listing Office Homecare Realty Ltd.

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