

# \$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 Basement\*\***  
**Basement\*\*Priced Well Below City Assessment!\*\***

Opportunity knocks! This **\*\*5-bedroom, 3-full-bathroom\*\*** 4-level split offers incredible potential at a price that'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\*\*** Flooded with natural light, perfect for extra living space or, pending approval and permitting from the city, an amazing rental suite.

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

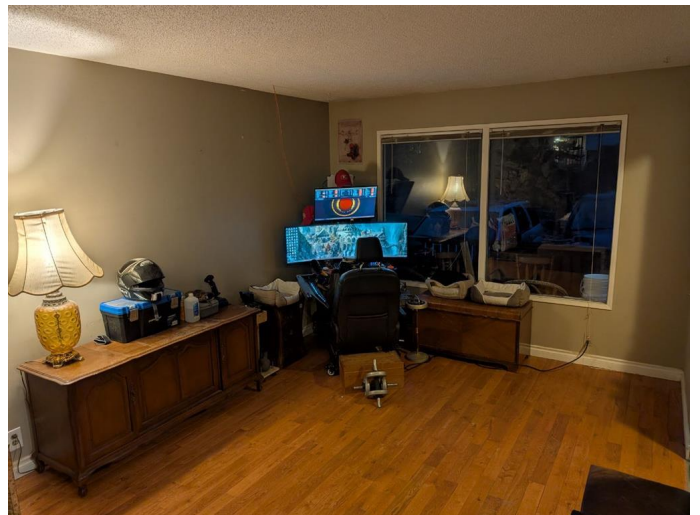
**\*\*Unmatched Value\*\*** Listed **\*\*well below the city's assessment\*\***, making this a savvy buy for those looking to build equity.

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

If you're looking for a property with great bones and an unbeatable price, this is it. Don'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
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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	28
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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