



**GRASSROOTS**  
REALTY GROUP

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**105 Berwick Drive NW**  
**Calgary, Alberta**

**MLS # A2224219**



**\$578,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, See Remarks
<b>Exterior:</b>	Metal Siding , Wood Frame
<b>Foundation:</b>	Wood
<b>Features:</b>	Bar, Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** All items listed in the house on Listing

Welcome to 105 Berwick Drive NW – A Beautifully Updated and Move-In Ready Half Duplex in the Heart of Beddington! This fully developed 2+1 bedroom, 2 full bathroom half duplex has been meticulously maintained and thoughtfully upgraded throughout the years. Located on a peaceful, tree-lined street in family-friendly Beddington Heights, this home is perfect for first-time buyers, investors, or anyone looking for a turnkey property with exceptional value. Key Features & Upgrades: • Bright living room with brand new front window, corner stone fireplace, and new ceiling fan with roof lighting (2025) • 8mm vinyl plank flooring installed April 2025 for main floor kitchen and bathroom. • Updated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan) • New kitchen and bathroom wall tiles in the main bathroom, along with updated toilet and faucets • Fully renovated basement bathroom and flooring with new vinyl flooring in April 2025 , toilet, faucets, and baseboards. • New glass and screen in basement window facing Berwick Dr • New lighting throughout, including remote-controlled dining room fixture with built-in fan • All faucets replaced, window coverings included, and stylish updates throughout. Mechanical & Structural Upgrades: • Roof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd • Furnace (2019) • Hot water by Rheem Boiler (2015) • Whirlpool Dryer (2017) Basement Features: • Large windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage room • New vinyl installed in basement bedroom (Aug 2017) Outdoor Perks: • Southwest-facing backyard with patio and green space & NO CABLES in the back • Oversized single

detached garage plus extra parking at the rear dimensions for garage: 19'4x15'5" Furniture & Inclusions: Seller is including a thoughtful selection of furniture to make your move seamless: Primary Bedroom: Bed frame, mattress, 2 side tables, stand-up dresser, in-closet dresser Second Bedroom: Bed frame, mattress, 1 side table, desk, chair, chest box Living Area: Sofa, coffee table, white side table, sofa side table, dining table with 2 chairs, electric fireplace Basement: Desk and bench. Located just minutes from major routes, including #3 bus stop which takes you straight to downtown, shopping, golf, parks, schools, and more! Whether you're a first-time buyer or investor, this home is clean, stylish, fully upgraded, and move-in ready. Don't miss your chance to move in before summer — book your private showing today! Or busy click on the 3D link to virtually view it anywhere you are.