



GRASSROOTS
REALTY GROUP

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**8610 Berwick Road NW
Calgary, Alberta**

MLS # A2226427



\$519,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	950 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Laminate Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Garden Shed Does not show in RPR;

Welcome to this wonderful Bi-Level property, legally suited, in Beddington. Across the street is a fantastic park with a ball diamond and soccer pitches. There is lots of additional street parking. This semi detached property has two bedrooms upstairs and three bedrooms downstairs. Each unit has its own bathroom and laundry. Each kitchen has stove, fridge and a built in dishwasher. Major upgrades in 2019 include new shingles; additional attic insulation; front deck renovations; LVP flooring in the lower level; and new, triple pane windows throughout. This property is in a fabulous location close to two elementary schools, public transportation and shopping. This is a great property… make it your home!