



GRASSROOTS
REALTY GROUP

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**33, 28 Berwick Crescent NW
Calgary, Alberta**

MLS # A2242276



\$445,900

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,371 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	4.89 Acres		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Landscaped, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 551

LLD: -

Zoning: R-4

Utilities: -

Inclusions: N/A

This is an exceptional opportunity to acquire a well-maintained townhouse featuring over 1,300 sqft of living space. This property has been thoughtfully improved, offering enhanced comfort and modern appeal with updates including a newer garage door, newer furnace motor, comprehensive basement renovation, hardwood flooring, kitchen renovation includes modern stainless steel appliances. End unit located next to green space which benefits from abundant natural light and includes bright bay windows. The home showcases soaring vaulted ceilings and a wood-burning fireplace with a two-story stone facade. A flexible loft area and a finished basement perfect for a media room or recreation space. A significant asset is the double-car garage.