



**GRASSROOTS**  
REALTY GROUP

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**63, 28 Berwick Crescent NW  
Calgary, Alberta**

**MLS # A2249814**



**\$435,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Few Trees, Landscaped		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Open Floorplan, Storage		

**Inclusions:** none

Welcome to this charming 2-Bedroom end unit townhome located in Beddington Heights. This beautifully maintained 2-bedroom, 2.5-bath townhome offers the ideal balance of comfort, functionality, and style — all in a quiet, friendly neighbourhood. Step inside to a warm, inviting living space filled with natural light and tasteful finishes throughout. The open-concept main level features a spacious living room with a gorgeous fire place, a well-appointed kitchen with plenty of storage and counter space, and a convenient half bath — perfect for guests. Upstairs, you’ll find two generously sized bedrooms offering privacy and convenience for family members or guests. With in-unit laundry, dedicated parking, and low-maintenance living, this end unit townhome checks all the boxes. Located close to shops, dining, parks, and major commuter routes — this is the perfect place to call home. Don't miss this cozy gem — schedule your showing today!