



GRASSROOTS
REALTY GROUP

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28 Berwick Rise NW
Calgary, Alberta

MLS # A2250703



\$489,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,012 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Parking Pad, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Irregular Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer

Perfect starter home or investment opportunity in great condition, located on a quiet tree-lined street in a fantastic community. This unique property features a sunken living room with a cozy wood-burning fireplace, a spacious kitchen with a large eating nook, and a separate dining room. The main floor offers a primary bedroom with a cheater door to the main 4-piece bath, along with a second generously sized bedroom. The fully developed lower level includes a family room with a wet bar, an additional recreation room/office (no window), a 3-piece bathroom/ laundry room, storage, and a utility room. Situated on a large reverse-pie lot, the home boasts a double driveway and beautifully landscaped grounds with mature shade trees and hedges. The east-facing backyard is fully fenced and features a stone patio, ideal for summer enjoyment. Recent updates include a high-efficiency furnace (Dec 2022), laminate flooring (2016 & 2025), and upgraded kitchen and dining room windows (2016). Conveniently close to the airport, Nose Hill Park, schools, public transit, shopping, and more. This one will go fast—book your showing today and don’t miss this opportunity!