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246 Berwick Drive NW Calgary, Alberta

MLS # A2254102



\$445,000

Beddington Heights

Residential/Duplex Type: Style: Attached-Side by Side, Bi-Level Size: 907 sq.ft. Age: 1979 (46 yrs old) **Beds:** Baths: 2 full / 1 half Garage: Parking Pad, Stall Lot Size: 0.06 Acre Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu Lot Feat:

Heating: Water: High Efficiency Floors: Sewer: Carpet, Laminate, Tile Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Vinyl Siding, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Division:

Features: Closet Organizers, No Animal Home, No Smoking Home, Storage

Inclusions: NONE

OPEN HOUSE TODAY SEPT 27TH 130-330!! BRAND NEW PRICE!! You are going to love this home and it's location in a great community and so close to many amenities, transit, schools, parks, etc. This home is move in ready and has had many recent upgrades, carpets, kitchen, bathrooms, retaining walls, shingles, 3 year old HE furnace and it just shows like so fresh and new. The rooms are all large with a very open floor plan and a bright newer kitchen and counter tops, the living room has a corner wood burning fireplace and i know you will lave the large master bedroom with it's two piece ensuite. The lower level features a extra large family room with laminate floors through out including the bedroom and there is also a 3 piece bathroom complete with a party shower. Overall there are 3 bedrooms and 2.5 bathrooms. The lot is landscaped and features a parking pad for two cars at the front and another pad for two cars at the back with a huge two tiered deck that you can access through the master bedroom. this is a very well kept home and i know you will love it. Quick possession if need be.