



GRASSROOTS
REALTY GROUP

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246 Berwick Drive NW
Calgary, Alberta

MLS # A2254102



\$450,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	907 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

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