



**GRASSROOTS**  
REALTY GROUP

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**58 Berwick Rise NW**  
**Calgary, Alberta**

**MLS # A2259376**



**\$500,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	902 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangu		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Storage		

**Inclusions:** Sea-Can Storage Shed

Welcome to this well maintained and modern updated 4 bedroom bi-level home with AIR CONDITIONING and an excellent 10/10 location on a quiet street in the heart of Beddington near schools, green space, walking/biking paths, parks, public transit, Nose Hill Park, easy access to Beddington Trail, Berwick Playground, Beddington off leash dog park, shopping, and restaurants. The main level greets you with a sunny open concept with tons of natural sunlight that floods through the large front windows that seamlessly connects the living room with a wood burning fireplace feature to the spacious dining room and the well laid out kitchen with tons of counter space that features stainless steel appliances and white shaker cabinets. The upper level has two bedrooms including the primary bedroom that is conveniently located next to the tastefully updated main floor full bathroom. The lower level hosts a family room that is perfect as an exercise space or family movie nights, meanwhile adjacent you'll find the 3rd and 4th bedrooms and another full bathroom that has also been updated. The mechanical room hosts the laundry and offers a generous amount of storage space. The sunny backyard has been recently redesigned and landscaped with a new fence, new deck and comes with a unique sea-can storage shed. It's refreshing to see a bi-level home with so many excellent updates and with such an excellent location at this price point!