



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

115 Berwick Way NW
Calgary, Alberta

MLS # A2260898



\$479,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,094 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Shed (metal), firepit

Welcome to this beautifully updated semi-detached home, perfectly located on a quiet, tree-lined street in the heart of Beddington. This move-in ready property has been thoughtfully upgraded over the years, offering a seamless blend of modern comfort and classic charm. Step inside to find a bright and spacious living room filled with natural light from a large front bay window. The main floor features a dedicated dining area and a renovated kitchen with quartz countertops and updated cabinetry—ideal for both everyday living and entertaining. A convenient mudroom with a half bath provides access to the backyard and the double detached garage, which was built in 2018. Upstairs, you'll find three bedrooms, including a large primary suite with dual closets. The full bathroom has been stylishly updated with quartz countertops and a tiled shower. The lower level adds even more functional space with a cozy media/family room, a flexible area perfect for a home office and a laundry/utility room complete with a sink and plenty of storage. Major updates include vinyl windows, furnace (2015), hot water tank (2023), shingles (2008), and many other thoughtful improvements throughout the home. Outside, the private backyard features a firepit and is perfect for kids, pets, or relaxing with friends. With a double garage, and additional street parking, convenience is at your doorstep. This home is also a close distance to Nose Hill Park, schools, public transit, and a wide variety of shopping. Offering exceptional value in a well-established neighborhood, this home is ready for its next chapter. Book your private showing today!