



GRASSROOTS
REALTY GROUP

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147 Berwick Way NW
Calgary, Alberta

MLS # A2265034



\$380,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,096 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full, Partially Finished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NA

This charming two-storey half duplex offers incredible value and an excellent opportunity for buyers looking to add their own personal touch. The main floor features a bright front living room with large picture windows that allow an abundance of natural light. The adjacent dining area leads to the rear kitchen, which provides access to the spacious back deck, perfect for outdoor entertaining. A convenient two-piece bathroom completes the main level. Upstairs, there are two generous bedrooms and a beautifully renovated full bathroom. The partly finished basement provides additional usable space, ideal for a home gym, office, or recreation area. Enjoy the outdoors in the fully fenced yard with a large deck and extra off-street parking. Major updates include a newer roof and hot water tank, offering peace of mind for years to come. Located on a quiet street in the desirable community of Beddington, close to parks, schools, shopping, and transit, this home represents the best value in the area. Do not miss your opportunity to make it your own.