238 Berwick Drive NW
Calgary, Alberta

MLS # A2276956

$478,000

Division:	Beddington Heights
Type:	Residential/Duplex
Style:	2 Storey, Attached-Side by Side
Size:	1,205 sq.ft.
Age:	1979 (47 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, See Remarks

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Aluminum Siding , Wood Frame	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, No Smoking Home, Quartz Counters, See Remarks, Solar Tube(s), Storage, Vinyl Windows

Inclusions: Ornamental Fireplace, Beige Basement Shelf

This stunning 2-story home combines modern comfort with eco-friendly living, featuring all-new double-pane windows on the main level and triple-pane windows on the upper floor for superior energy efficiency and super quiet sleeps. Enjoy a bright, open space with luxury vinyl plank flooring that flows seamlessly throughout.   Step into a chef's paradise with brand-new kitchen cabinets, perfect for culinary creations and gatherings and impressive granite countertops. The renovated bathrooms boast elegant porcelain tile, ensuring a spa-like experience right in your own home. Head down to the lower level where you'll find a spacious workshop, ideal for projects or hobbies and a generous family room. The home is equipped with solar panels, providing nearly $100 in utility savings each month, making it not only stylish but also economical. The exterior features a beautifully terraced backyard with a retaining wall, perfect for outdoor entertaining or relaxing. Enjoy the convenience of a two-car parking pad in the back, plus an additional parking pad in the front. Don’t miss your opportunity to own this meticulously updated home that checks all the boxes for comfort, style, and sustainability. Schedule a viewing today and make it yours!