



**224 Berwick Way NW
Calgary, Alberta**

MLS # A2292488



\$549,990

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,026 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

****Great Potential in Beddington Heights**** Welcome to 224 Berwick Way NW, a solid and spacious bi-level offering an excellent opportunity for homeowners, renovators, or investors. Major updates have already been completed, including a brand new roof (2025) and a large newer deck (2023), providing a great starting point for future improvements. The bright main floor features a large living room, flowing into the dining area with direct access to the expansive deck — perfect for summer BBQs and outdoor entertaining. This level includes two generous bedrooms, including a primary bedroom with its own private ensuite. The fully developed basement offers additional living space with a large recreation room featuring a wet bar, ideal for entertaining or family gatherings. You will also find a third bedroom and an additional ensuite bathroom, offering flexibility for guests or extended family. Outside, the oversized detached garage provides plenty of parking and storage space. Located in a quiet, established pocket of Beddington Heights, the home is close to schools, parks, shopping, transit, and major roadways. With strong bones and recent upgrades already completed, this property presents a great renovation or investment opportunity with excellent potential. Book your showing today.