



**26, 28 Berwick Crescent NW
Calgary, Alberta**

MLS # A2302102



\$408,000

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Garden, Lawn, Level, Low Maintenance Landscape, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 533
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, Vaulted Ceiling(s)		

Inclusions: Living Room Curtains & Rods, TV Mount in Living Room

OPEN HOUSE - Saturday April 18, 1-3PM - Welcome to this beautifully maintained home in the sought-after complex of Berkshire Village! Check out the dramatic 16' vaulted ceilings and a stunning floor-to-ceiling stone wood-burning fireplace, creating a warm and inviting focal point in the bright living room. Eight oversized front windows flood the main floor and loft with natural light all day long. The open layout flows seamlessly into the spacious dining area, perfect for family dinners or entertaining friends, overlooking the functional kitchen complete with a breakfast bar, stainless steel fridge and dishwasher, and freshly painted cabinets that give the space a crisp, updated feel. The main floor also features a beautifully renovated half bath with durable flooring, stone countertops, brushed nickel fixtures, new cabinetry, and updated lighting, along with convenient access to the double attached garage. Upstairs you'll find a bright and versatile loft, ideal for a home office, reading nook, playroom, or creative space. The oversized primary bedroom offers incredible storage and plenty of room for additional furniture, along with a gorgeous renovated ensuite featuring a stunning tiled shower and modern floating vanity with extra drawers. A second spacious bedroom and another fully renovated bathroom with a tiled tub/shower combo complete the upper level. The finished basement adds even more flexible living space with a large storage room, open recreation area perfect for a gym or play space, and an additional office nook. The Double Attached Garage is located at the rear of the home for added convenience. Step outside to enjoy your fully fenced yard with mature landscaping, where birdsong and privacy create a peaceful retreat. There's also a natural gas BBQ hookup and a low-maintenance outdoor space ready for summer evenings. All of this in a

well-managed complex with BRAND NEW SIDING, plenty of guest parking, walking distance to two schools, playgrounds, daycare, a dog park, public transit, and more. This rare Berkshire Village gem shows true pride of ownership: don't miss your chance to see it. Book your showing today!