



**87 Berwick Crescent NW
Calgary, Alberta**

MLS # A2304504



\$559,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Rectangular Lot, Street Lightir		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Built in hood fan, hot tub on rear of house, shed on south part of property, curtain rods (all), blinds in living room.

Welcome to Beddington Heights! Perfectly positioned on a corner lot directly facing Berwick Park, this bright, move-in ready home offers over 1,700 sq ft of developed living space, a sun filled backyard, and extensive recent upgrades. Living room is flooded w/natural light and is the perfect spot to relax while enjoying a brand new gas fireplace (2025). The kitchen has good storage and large windows overlooking the expansive backyard. Patio doors lead to a tiered, no maintenance deck with a gas line for your BBQ. Alley access with a gate provides RV parking potential. Upstairs, the spacious primary bedroom easily fits a king bed, it also has an updated bath, and two well sized additional bedrooms. The developed basement offers a large bedroom that can be used as a recreation room, ample storage, and a new egress window. Major updates: furnace (2023), water heater (2023), electrical panel (2023), solar panels (2023) producing an annual average of approximately 3,450 kWh/yr over the past two years, central A/C (2024), and roof (2025). The huge backyard enjoys ample sun exposure, ideal for gardening, entertaining, or relaxing outdoors. Walk to Nose Hill Park, Beddington Towne Centre, St. Bede School and Beddington Heights School, with quick access to Beddington Boulevard NW, transit (#3 bus route), Ascension Catholic Parish, and Deerfoot Trail. This is a move in ready home where the big expenses are already taken care of, offering comfort, efficiency, and an exceptional family friendly setting.