



**GRASSROOTS**  
REALTY GROUP

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**39 Berwick Crescent NW**  
**Calgary, Alberta**

**MLS # A2145286**



**\$674,900**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                                                       |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey Split                                                           |               |                   |
| <b>Size:</b>     | 1,847 sq.ft.                                                             | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 5                                                                        | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                                   |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Garden, Landscaped, Lawn, Private, Rectangular Lot |               |                   |

|                    |                                                                                  |                   |      |
|--------------------|----------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Partially Finished                                                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame, Wood Siding                                                   | <b>Zoning:</b>    | R-C1 |
| <b>Foundation:</b> | Poured Concrete                                                                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan |                   |      |

**Inclusions:** Storage Shed

Welcome to this charming 2-storey split nestled in the heart of Beddington with a sprawling, private yard perfect for outdoor living and entertaining. This home boasts an inviting open-style layout, ideal for modern living and family gatherings. Upon entering, you are greeted by a spacious living room filled with natural light, flowing seamlessly into the dining area and kitchen. The kitchen features ample counter and cabinet space, stainless steel appliances, and an upscale, functional island. Main floor has a 2 piece bathroom, private bedroom, laundry area and cozy family room with a wood burning fireplace! Upstairs, retreat to the tranquil master bedroom with a 4 piece en-suite bathroom and large walk-thru closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for a growing family or guests. The lower level offers an abundance of storage space, an undeveloped recreation area along with a private recreation room that could serve as an office or hobby room. Outside, the expansive yard is surrounded by mature trees offering privacy and tranquility, making it an oasis in the city. Enjoy summer barbecues on the covered deck or simply relax in the shade of the trees. Located in a family-friendly neighborhood close to schools, parks, shopping, and transit, this home combines comfort, convenience, and style. Recent upgrades include; new high efficiency furnace, H2O tank, all new flooring throughout, new roof, exterior paint, new appliances and upgraded bathrooms. Please call your favorite realtor to set up a private viewing and make owning this lovely home a reality!