



**GRASSROOTS**  
REALTY GROUP

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**171 Berwick Way NW**  
**Calgary, Alberta**

**MLS # A2196703**



**\$579,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Separate Entrance, Vinyl Windows		

**Inclusions:** None

This updated bi-level home in Beddington Heights features a legal basement suite, making it a turnkey investment property! The home offers 3 bedrooms, 3 full bathrooms, and over 1,800 sq ft of developed space. The main floor boasts high ceilings, a bright living area, 2 spacious bedrooms, and 2 full bathrooms, including a master ensuite. The basement suite is legal, with its own separate walk-up entrance, a large bedroom, an open-concept kitchen and living room, and a 4-piece bathroom. New hot water tank (2024). Situated on a pie-shaped lot, this property also features a double detached garage and a concrete driveway that extends from front to back for ample off-street parking. Conveniently located near parks, schools, shopping, transit, and with the added potential of a future green line LRT station within walking distance. This is an excellent opportunity for investors looking for an income property in Calgary or for you to call this place home!