



GRASSROOTS
REALTY GROUP

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219 Berwick Way NW
Calgary, Alberta

MLS # A2208980



\$659,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,755 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Heat Pump	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Open House Saturday - April 19, 2025 - 2:00 pm to 4:00 pmFrom the moment you walk in, you'll see this isn't your average home. The beautifully renovated kitchen features sleek quartz countertops, a stylish tile backsplash, and a fully equipped spice kitchen—perfect for cooking up a storm without the mess. Just off the kitchen, the inviting family room with a cozy fireplace is ideal for relaxing evenings and movie nights. Upstairs, the spacious primary bedroom welcomes you with double doors and a private ensuite. Two additional generously sized bedrooms provide plenty of space for family or guests. The fully finished basement adds even more flexibility—use it as a rec room, home office, or guest suite to suit your lifestyle. This home has seen extensive updates, including new triple-pane windows (2024), furnace, heat pump/air conditioner (2024), updated bathrooms, flooring, pot lights, and a new roof (2021–2023). It's truly move-in ready. Sitting on a massive 50' x 111' lot with an east-facing backyard, fruit trees, and no rear neighbors (backing onto a greenbelt space), this home offers peace and privacy. You're just steps from transit, schools like St. Bede & Beddington Heights, and minutes to shopping, parks, and major routes. Bonus Feature: This home includes a new heat pump system—an energy-efficient upgrade that provides both heating and cooling. Unlike traditional air conditioners, a heat pump can reverse function to provide warmth in winter and cooling in summer, all while reducing energy usage. It's a smart, eco-friendly alternative that keeps your home comfortable year-round. Truly move-in ready and full of charm — come see for yourself!