



GRASSROOTS
REALTY GROUP

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37 Berwick Rise NW
Calgary, Alberta

MLS # A2212271



\$550,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,114 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to this beautifully designed and move-in-ready home offering comfort, space, and style in a prime location near parks and shopping. With 4 bedrooms, 2.5 baths, and a fully finished basement featuring an additional bedroom and four-piece bath, there’s plenty of room for families, guests, or a home office. The bright living room is filled with natural light from large windows, while the modern kitchen flows into an open-concept dining area with sliding patio doors leading to a private deck and a low-maintenance, west-facing backyard—perfect for summer evenings and entertaining. Recent updates add to the home’s appeal, including new paving stones in the front and back (2024), refreshed front landscaping and steps, updated garage siding and shingles, and high-efficiency toilets, wifi switches, and nest thermostat. The kitchen boasts a newer refrigerator, stove, and dishwasher, and all windows and doors were replaced in 2018. Extra attic insulation contributes to an above-average energy report, while the hot water tank (2021), garage roof (redone ~3 years ago), and house roof (2013) offer peace of mind. Stunning Coronado stone and durable fiber cement board siding elevate the curb appeal, and the oversized insulated double garage completes this exceptional property. Don't miss out on this incredible opportunity! Schedule your showing today.