

# \$445,900 - 33, 28 Berwick Crescent Nw, Calgary

MLS® #A2242276

**\$445,900**

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 4.89 Acres

Beddington Heights, Calgary, Alberta

This is an exceptional opportunity to acquire a well-maintained townhouse featuring over 1,300 sqft of living space. This property has been thoughtfully improved, offering enhanced comfort and modern appeal with updates including a newer garage door, newer furnace motor, comprehensive basement renovation, hardwood flooring, kitchen renovation includes modern stainless steel appliances. End unit located next to green space which benefits from abundant natural light and includes bright bay windows. The home showcases soaring vaulted ceilings and a wood-burning fireplace with a two-story stone facade. A flexible loft area and a finished basement perfect for a media room or recreation space. A significant asset is the double-car garage.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242276    |
| Price          | \$445,900   |
| Bedrooms       | 2           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,371       |
| Acres          | 4.89        |
| Year Built     | 1979        |
| Type           | Residential |



|          |               |
|----------|---------------|
| Sub-Type | Row/Townhouse |
| Style    | Townhouse     |
| Status   | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 33, 28 Berwick Crescent Nw |
| Subdivision | Beddington Heights         |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K 1Y7                    |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Playground, Colf Course              |
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Attached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas            |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Living Room, Stone, Wood Burning                 |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Barbecue                                                      |
| Lot Description   | Backs on to Park/Green Space, Corner Lot, Landscaped, Private |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 11              |

Zoning

R-4

## **Listing Details**

Listing Office

RE/MAX Complete Realty

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