

# \$579,000 - 171 Berwick Way Nw, Calgary

MLS® #A2196703

**\$579,000**

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

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!

Built in 1978

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2196703  |
| Price     | \$579,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Square Footage | 1,078       |
| Acres          | 0.12        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 171 Berwick Way Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1B8            |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Parking Spaces | 2                                                             |
| Parking        | Concrete Driveway, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | Open Floorplan, Vinyl Windows, Separate Entrance     |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Range Hood |
| Heating           | Forced Air                                           |
| Cooling           | None                                                 |
| Fireplace         | Yes                                                  |
| # of Fireplaces   | 1                                                    |
| Fireplaces        | Mixed, Wood Burning                                  |
| Has Basement      | Yes                                                  |
| Basement          | Finished, Full, Suite, Walk-Up To Grade              |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                                                |
| Lot Description   | Backs on to Park/Green Space, Back Yard, City Lot, Front Yard, Interior Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                             |
| Construction      | Wood Frame, Brick, Metal Siding                                                             |

Foundation                    Poured Concrete

**Additional Information**

Date Listed                    February 28th, 2025  
Days on Market                52  
Zoning                            R-CG

**Listing Details**

Listing Office                   eXp Realty

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