

171 Berwick Way NW

Calgary, Alberta

MLS # A2196703



\$579,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Detached, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, F		
Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	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!