

# \$578,000 - 105 Berwick Drive Nw, Calgary

MLS® #A2224219

**\$578,000**

3 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to 105 Berwick Drive NW – A Beautifully Updated and Move-In Ready Half Duplex in the Heart of Beddington!

This fully developed 2+1 bedroom, 2 full bathroom half duplex has been meticulously maintained and thoughtfully upgraded throughout the years. Located on a peaceful, tree-lined street in family-friendly Beddington Heights, this home is perfect for first-time buyers, investors, or anyone looking for a turnkey property with exceptional value.

Key Features & Upgrades:

- Bright living room with brand new front window, corner stone fireplace, and new ceiling fan with roof lighting (2025)

- 8mm vinyl plank flooring installed April 2025 for main floor kitchen and bathroom.

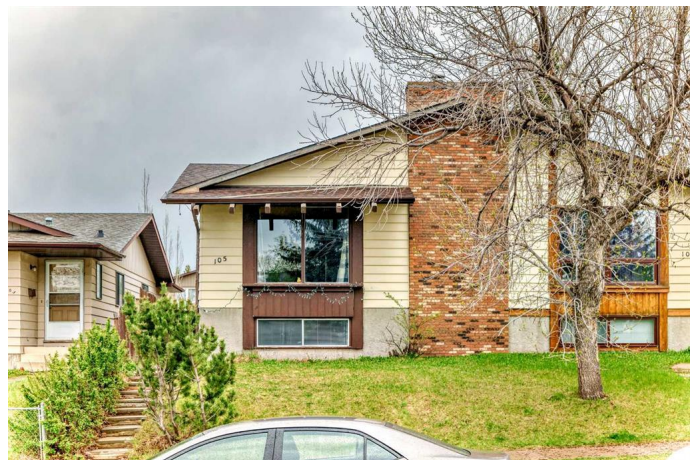
- Updated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan)

- New kitchen and bathroom wall tiles in the main bathroom, along with updated toilet and faucets

- Fully renovated basement bathroom and flooring with new vinyl flooring in April 2025 , toilet, faucets, and baseboards.

- New glass and screen in basement window facing Berwick Dr

- New lighting throughout, including remote-controlled dining room fixture with built-in fan



• All faucets replaced, window coverings included, and stylish updates throughout.

#### Mechanical & Structural Upgrades:

- Roof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd
- Furnace (2019)
- Hot water by Rheem Boiler (2015)
- Whirlpool Dryer (2017)

#### Basement Features:

- Large windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage room
- New vinyl installed in basement bedroom (Aug 2017)

#### Outdoor Perks:

- Southwest-facing backyard with patio and green space & NO CABLES in the back
- Oversized single detached garage plus extra parking at the rear dimensions for garage: 19'4x15'5

#### Furniture & Inclusions:

Seller is including a thoughtful selection of furniture to make your move seamless:

Primary Bedroom: Bed frame, mattress, 2 side tables, stand-up dresser, in-closet dresser

Second Bedroom: Bed frame, mattress, 1 side table, desk, chair, chest box

Living Area: Sofa, coffee table, white side table, sofa side table, dining table with 2 chairs, electric fireplace

Basement: Desk and bench.

Located just minutes from major routes, including #3 bus stop which takes you straight to downtown, shopping, golf, parks, schools, and more!

Whether you're a first-time buyer or investor, this home is clean, stylish, fully upgraded, and move-in ready.

Don't miss your chance to move in before summer – book your private showing today! Or busy click on the 3D link to virtually view it anywhere you are.

Built in 1978

### Essential Information

MLS® #	A2224219
Price	\$578,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	105 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1E7

### Amenities

Parking Spaces	2
Parking	Oversized, Single Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Brick Facing
Has Basement	Yes
Basement	Finished, See Remarks

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Wood

## Additional Information

Date Listed	May 24th, 2025
Days on Market	88
Zoning	R-CG

## Listing Details

Listing Office	Grand Realty
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