

# \$449,000 - 240 Berwick Drive Nw, Calgary

MLS® #A2220804

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.06 Acres

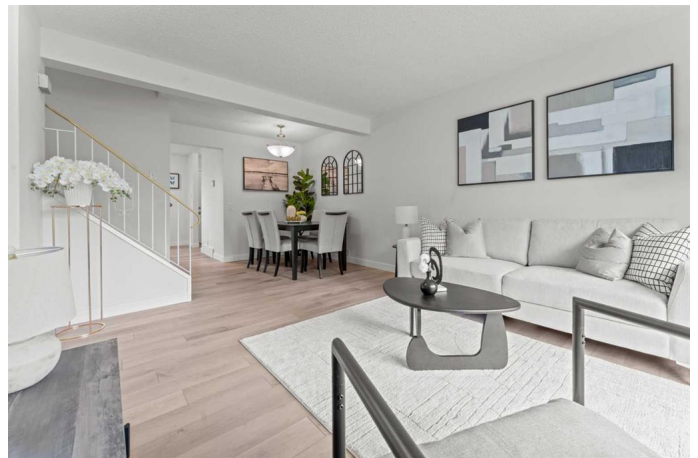
Beddington Heights, Calgary, Alberta

\*\*\*OPEN HOUSE May 17 2025 at 9:00 to 11:00 am \*\*\***STYLISH, FULLY RENOVATED, AND MOVE-IN READY**—this semi-detached gem in Beddington offers incredible value for first-time buyers, investors, or anyone seeking a fresh, comfortable home in a well-connected neighborhood. The main floor features a bright and spacious living room with large windows that flood the space with natural light, a modern kitchen with brand new stainless steel appliances, sleek light fixtures, and a convenient half bath. Upstairs you'll find three generously sized bedrooms and a full 4-piece bathroom—perfect for family living. Step outside to a private, fenced backyard—ideal for pets, play, or your own garden retreat. A front gravel pad provides off-street parking.

Set on a quiet street with a great neighbor, this home is only minutes from parks, transit, and Beddington Towne Centre for all your daily needs. Just a short 2-minute drive to both Beddington Heights School(K-6) and St. Bede Elementary(K-6). Enjoy unbeatable access to Deerfoot and Stoney Trail, making commutes across the city and to the airport or downtown quick and easy. A fantastic location, a turn-key home—this is the one you™ve been waiting for!

Built in 1979

## Essential Information



MLS® #	A2220804
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,088
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	240 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P5

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 14th, 2025
Days on Market	3
Zoning	R-CG

**Listing Details**

Listing Office	Greater Property Group
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