

# \$599,900 - 171 Berwick Way Nw, Calgary

MLS® #A2196703

**\$599,900**

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 or a great mortgage helper to live in one unit and rent the other! 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	\$599,900



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

### **Exterior**

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, Pie Shaped Lot

Roof	Asphalt Shingle
Construction	Brick, Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	36
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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