

# \$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

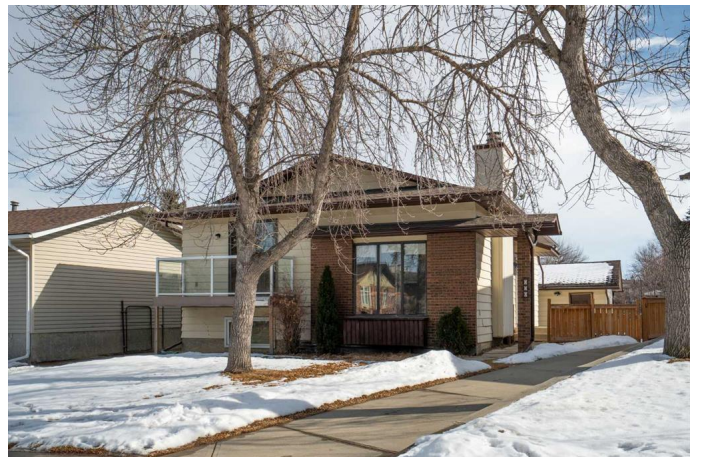
This updated bi-level home in Beddington Heights features a legal basement suite, making it a turnkey investment property or a great mortgage helper to live in one unit and rent the other! The home offers 3 bedrooms, 3 full bathrooms, and over 1,800 sq ft of developed space. The main floor boasts high 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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