



105 Berwick Drive Calgary Alberta

\$578,000

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: oBright living room with brand new front window, corner stone fireplace, and new ceiling fan with roof lighting (2025) o8mm vinyl plank flooring installed April 2025 for main floor kitchen and bathroom. oUpdated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan) oNew kitchen and bathroom wall tiles in the main bathroom, along with updated toilet and faucetsoFully renovated basement bathroom and flooring with new vinyl flooring in April 2025, toilet, faucets, and baseboards.oNew glass and screen in basement window facing Berwick DroNew lighting throughout, including remote-controlled dining room fixture with built-in fanoAll faucets replaced, window coverings included, and stylish updates throughout. Mechanical & Structural Upgrades: oRoof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd oFurnace (2019) oHot water by Rheem Boiler (2015) oWhirlpool Dryer (2017) Basement Features: oLarge windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage roomoNew vinyl installed in basement bedroom (Aug 2017) Outdoor Perks: oSouthwest-facing backyard with patio and green space & NO CABLES in the backoOversized 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 ...

Bedroom 14.17 Ft x 8.92 Ft

Laundry room 13.67 Ft x 9.08 Ft

3pc Bathroom 8.92 Ft x 5.25 Ft

Storage 15.00 Ft x 9.50 Ft

Recreational, Games room 18.42 Ft x 19.75 Ft

Other 7.00 Ft x 4.17 Ft

Dining room 11.33 Ft x 8.08 Ft

Kitchen 8.42 Ft x 7.67 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Bedroom 11.00 Ft x 9.00 Ft

Primary Bedroom 14.58 Ft x 10.00 Ft

Other 19.33 Ft x 15.42 Ft

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Listing Presented By:



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