



108 Berwick Way Calgary Alberta

\$599,900

Superb location for this Beddington Heights Bi-level with a legal basement suite! Live up and rent down or have a perfect setup for an extended family situation. Brand new roof in January 2025 [10 year warranty]. Newer tile flooring in both bathrooms and basement kitchen. New stove for basement suite. Upgraded electrical panel and furnace in 2015. Water tank in 2019. Fence redone 8 years ago. Close to schools, shopping and transit, this could be the perfect opportunity to get into investment Real Estate. The main floor features 2 large bedrooms, primary with a new window and a 2-piece ensuite, a sun-drenched living room with a wood burning fireplace with a gas light, a kitchen and dining area combo that leads out to the enormous deck. The legal 1-bedroom suite is super bright with large windows facing south. A nice sized bedroom with an extra nook area and a 4-piece bath completes this level. There is common laundry in the mechanical room. Tandem off-street parking in the front. Upper level will be vacant at the end of February. The excellent downstairs tenants have a lease in place until the end of June. Quick possession welcome if assuming the tenants downstairs. (id:6769)

Kitchen 9.58 Ft x 7.92 Ft

Living room 15.25 Ft x 12.08 Ft

Other 10.67 Ft x 7.83 Ft

Primary Bedroom 14.17 Ft x 11.25 Ft

Bedroom 12.08 Ft x 10.58 Ft

4pc Bathroom 9.00 Ft x 5.00 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Other 6.50 Ft x 4.17 Ft

Eat in kitchen 9.42 Ft x 7.67 Ft

Living room 14.67 Ft x 12.00 Ft

Bedroom 12.33 Ft x 8.50 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



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Greater Calgary Real Estate



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