



11 Berwick Close Calgary Alberta

\$539,900

Excellent opportunity for an investor or first-time home buyer! This is a great potential income-producing property with revenue opportunities. It features a large oversized double detached garage with a 10 ft door, plus additional parking. The upper level offers 2 bedrooms, a full bath, a bright living room with a brick-faced fireplace, dining area, and a nice open-concept kitchen that leads to a massive covered sunroom, perfect for summer enjoyment and a deck to relax on. A large west-facing deck is accessible from the dining nook, offering even more outdoor living space. The fully developed lower level includes and Family room, 1 bedroom, a full bath, a laundry area, and a separate entrance, offering excellent potential to be suited. This space could potentially be rented for \$1,500-\$1,600 per month, creating an additional stream of rental income. With a total of 3 bedrooms, 2 Bathrooms, 2 fireplaces, and an oversized garage on a huge lot, this bi-level home checks all the boxes for value, space, and potential. The yard is fully fenced and landscaped, complete with beautiful trees. Located on a quiet street close to fantastic transportation options, bus routes, bike pathways, and major grocery stores, including Safeway, T&T Supermarket, and Superstore. Quick access to parks and only minutes from downtown, offering both convenience and lifestyle. This home has been very well cared for and is ready for you to move in and enjoy. Opportunities like this don't last long. Act fast to secure this exceptional investment! (id:6769)

3pc Bathroom Measurements not available

Bedroom 11.25 Ft x 9.67 Ft

Recreational, Games room 14.92 Ft x 22.92 Ft

4pc Bathroom Measurements not available

Bedroom 12.00 Ft x 10.33 Ft

Bedroom 12.00 Ft x 8.50 Ft

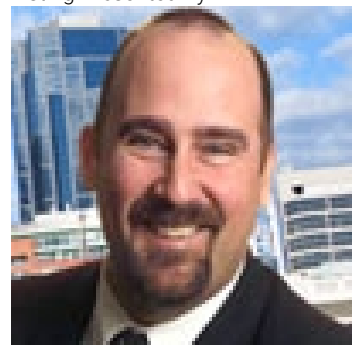
Dining room 7.58 Ft x 12.00 Ft

Kitchen 7.92 Ft x 12.00 Ft

Living room 15.58 Ft x 17.00 Ft

Sunroom 19.42 Ft x 14.00 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.ramsund.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca