

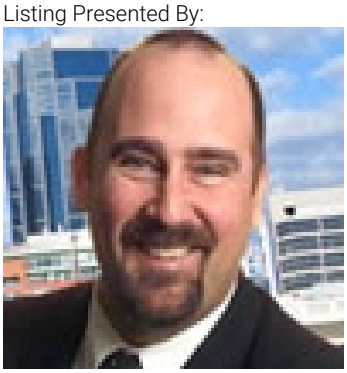
228 Berwick Drive Calgary Alberta

$479,900

Offering over 2000 sq. ft. of developed living space, this well-maintained home presents an exceptional opportunity for investors or homeowners looking to offset their mortgage with rental income. Featuring a fully LEGAL 2-bedroom, 1-bathroom basement suite with a private walkout entrance and separate laundry, this property is ideal for multi-generational living or as a turnkey income-producing investment.The bright and inviting main floor is filled with natural light from three large front windows and offers a spacious open-concept living room and kitchen, new lvp flooring, three generously sized bedrooms, separate laundry and a full 4-piece bathroom.The self-contained legal basement suite provides two comfortable bedrooms, a full 4-piece bathroom, a functional kitchen, spacious living area, separate laundry, and its own private walkout entrance, offering excellent privacy and flexibility for tenants or extended family.Situated on a quiet street in the established community of Beddington Heights, this home enjoys an outstanding location close to everything you need. Within minutes you'll find Beddington Towne Centre, grocery stores, restaurants, cafes, pharmacies, and everyday shopping, while nearby schools, parks, playgrounds, and off-leash areas make it an ideal setting for families. Outdoor enthusiasts will appreciate the close proximity to Nose Hill Park, one of Calgary's largest natural parks with extensive walking and cycling pathways. Commuting is effortless with convenient public transit nearby and quick access to Centre Street, Beddington Trail, Deerfoot Trail, Stoney Trail, and 14 Street NW, providing excellent connectivity throughout the city.Complete with a fully fenced backyard and parking pad for two vehicles, this is a fantastic opportunity to own a versatile property in one of northwest Calgary's most convenient and established communities. Whether...

Recreational, Games room 12.25 Ft x 13.83 Ft
Kitchen 8.83 Ft x 10.92 Ft
Primary Bedroom 18.08 Ft x 12.50 Ft
Bedroom 8.83 Ft x 8.75 Ft
4pc Bathroom Measurements not available
Living room 19.08 Ft x 10.92 Ft
Kitchen 9.08 Ft x 9.08 Ft
Dining room 9.92 Ft x 15.00 Ft
Bedroom 8.42 Ft x 12.25 Ft
Primary Bedroom 10.17 Ft x 13.42 Ft
Bedroom 10.17 Ft x 9.42 Ft
4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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