

# 260 Berwick Drive Calgary Alberta

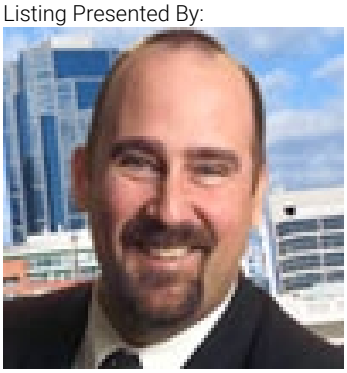
$419,900

AFFORDABLE INVESTMENT OPPORTUNITY IN BEDDINGTON HEIGHTS! Ideally situated in an established northwest Calgary community, this versatile bi-level offers 4 bedrooms, 2 full bathrooms, and a functional layout with a separate lower-level living space. The main floor features 2 bedrooms and a full bathroom, its own laundry while the lower level also offers an additional 2 bedrooms, another full bathroom, with its own kitchen, and separate laundry -- providing excellent flexibility for extended family, multi-generational living, or investors seeking rental income potential. Priced aggressively for today's market, this property is an opportunity worth a closer look. Amazing location, only 2-4 minutes drive or 10-15 minutes walk to Nose Hill Park, enjoy convenient access to one of Calgary's largest natural parks, featuring extensive walking and hiking trails, native grasslands, wildlife, and designated off-leash areas. Commuting is made easy with access to Beddington Trail, Deerfoot Trail, Centre Street for routes toward downtown, and Stoney Trail for travelling across the city. Everyday amenities are close at hand, including Beddington Towne Centre for groceries, pharmacy needs, shopping, and services. The community also offers neighbourhood parks, pathways, schools, and community programming, creating a convenient and established place to call home. Whether you're looking for an affordable entry into the Calgary real estate market, a property with flexible living arrangements, or an investment opportunity, this Beddington property is calling out to you!. Excellent value, only a year old roof shingles and a practical layout with upper living and basement suite (illegal) to rent out and a location that makes everyday living easy -- don't miss this opportunity! CALL your REALTOR FAST to VIEW!! (id:6769)

4pc Bathroom 8.50 Ft x 4.83 Ft
Bedroom 9.83 Ft x 8.75 Ft
Kitchen 8.00 Ft x 8.75 Ft
Bedroom 9.00 Ft x 8.75 Ft
Living room 26.75 Ft x 8.67 Ft
Dining room 9.67 Ft x 9.83 Ft

Living room 12.33 Ft x 12.92 Ft
Bedroom 9.75 Ft x 8.83 Ft
Kitchen 10.42 Ft x 8.17 Ft
4pc Bathroom 8.83 Ft x 5.00 Ft
Primary Bedroom 12.25 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate (Mountain View)

**RE/MAX Realty Professionals**

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