



**57, 28 Berwick Crescent NW
Calgary, Alberta**

MLS # A2308057



\$438,800

Division:	Beddington Heights		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Level, Private		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: n/a

This completely renovated end-unit townhome with a double attached garage and finished basement truly has it all. Updated with warm designer tones, the high-quality wide plank flooring flows through the main level, where a welcoming living room with a stone fireplace and vaulted ceilings opens to the dining area with a bay window overlooking mature trees. The impressive U-shaped kitchen features quartz counters, a full waterfall backsplash, natural cabinetry, and all-new appliances including a gas range. A discreet powder room sits just off the entry to the garage, and the home enjoys the convenience of being the first unit in the complex for easy access. Open-railing stairs and new LVP lead to a bright sitting area/loft with a large window framing a beautiful treed view. This airy space overlooks the living room below and adds a wonderful sense of openness. The upper level also includes a spacious primary bedroom with a beautifully renovated ensuite, a stylish main 4-piece bath with stunning tilework, and a lovely second bedroom. The versatile basement offers a dedicated laundry area with high-end appliances, an open recreation space, and a large guest room ideal for visitors, along with rough-in plumbing for a future bathroom. Freshly repainted from top to bottom with crisp flat-panel ceilings and recessed lighting, nearly every element has been upgraded. Exterior improvements include new roof and siding in 2025, along with a new garage door and motor, hot water heater, and electrical panel. Every bathroom has been fully renovated, and the entire home feels like new. This remarkable townhome is in gorgeous turnkey condition and ideally located near schools, shopping, and major commuting routes. Quite simply, it is one of the best homes in the complex. Welcome home!