



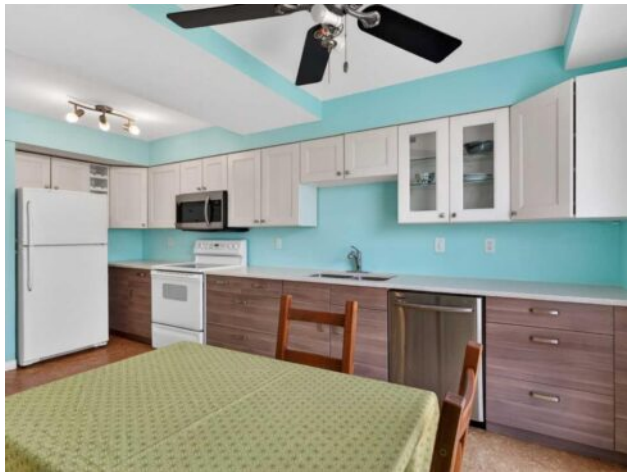
GRASSROOTS
REALTY GROUP

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42 Berwick Rise NW
Calgary, Alberta

MLS # A2309964

\$424,000



Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,215 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Stone Counters		

Inclusions:	NA
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Great family home in Beddington. 3 bedroom, 1 and a half bathroom with finished basement. Eat-in Kitchen upgrades include cabinets, quartz countertops and cork flooring. New furnace and hot water tank in 2022 and roof in 2016. Alley access with 2 off-street parking spots. Home is near shopping and schools.