



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**3 Berwick Close NW
Calgary, Alberta**

MLS # A2316321



\$499,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,132 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Storage		

Inclusions:	None
--------------------	------

Unbelievable Opportunity for a fixer upper in Beddington. 3 level Split has an excellent open layout with tons of potential. Wood burning fireplace with gas log lighter. Great location on a quiet street, corner lot with a 24x24 double garage.