



GRASSROOTS
REALTY GROUP

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8524 Berwick Road NW
Calgary, Alberta

MLS # A2332978



\$420,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,043 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, On Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Contact seller directly

Click brochure link for more details. Updated, Park-Facing Corner Lot Bungalow in Beddington. Welcome to 8524 Berwick Road NW, a beautifully updated and sun-drenched, attached bungalow, perfectly situated on a premium corner lot in the heart of the established community of Beddington. Step through the front door and be greeted by an elegant, open-concept entertaining area that seamlessly connects the formal dining room to a sprawling, light-filled living room. Enormous windows frame tranquil, picturesque views of the park directly across the street, letting in a beautiful wash of natural light throughout the day. The true heart of this home is the renovated chef's kitchen. Thoughtfully curated, it showcases warm brown shaker cabinetry with quiet, soft-close hardware, gleaming granite countertops offering expansive prep space, and floor-to-ceiling pantry cabinets, maximizing your culinary storage for a modern, sleek finish. Down the hall, you will find three generously sized bedrooms, each boasting plush new carpeting and fresh, neutral paint. They share a beautifully updated four-piece bathroom, complete with a deep soaker tub designed for unwinding after a long day. The lower level expands your functional living space significantly. It hosts a massive fourth bedroom, which feels exceptionally bright thanks to large, newer egress windows. This room is paired with a huge walk-in closet and matching new carpet. This level is rounded out by a convenient three-piece bathroom, a dedicated laundry area, and a massive unfinished recreation room perfect for movie nights, a home gym, or a kids' play space. Major mechanical and structural updates already completed for you include new asphalt shingles (Completed in 2025), hot water tank (Installed in 2023) and upgraded electrical panel (Replaced in 2020). Outside, the prominent corner lot provides an abundance of

parking options for your guests or family vehicles. Enjoy peaceful morning coffees on the front covered veranda while overlooking the vibrant soccer fields and baseball diamonds just across the street. This location offers the ultimate everyday convenience, sitting within easy walking distance to local schools, diverse shopping options, public transit, and the scenic pathways of Nose Hill Park. Commuting is an absolute breeze with lightning-fast access to downtown Calgary, the YYC International Airport, and Airdrie. Don't miss the opportunity to call this beautiful, move-in-ready property your home!