



GRASSROOTS
REALTY GROUP

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228 Berwick Drive NW
Calgary, Alberta

MLS # A2335737



\$509,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,083 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Offering over 2000 sq. ft. of developed living space, this well-maintained home presents an exceptional opportunity for investors or homeowners looking to offset their mortgage with rental income. Featuring a fully LEGAL 2-bedroom, 1-bathroom basement suite with a private walkout entrance and separate laundry, this property is ideal for multi-generational living or as a turnkey income-producing investment. The bright and inviting main floor is filled with natural light from three large front windows and offers a spacious open-concept living room and kitchen, new lvp flooring, three generously sized bedrooms, separate laundry and a full 4-piece bathroom. The self-contained legal basement suite provides two comfortable bedrooms, a full 4-piece bathroom, a functional kitchen, spacious living area, separate laundry, and its own private walkout entrance, offering excellent privacy and flexibility for tenants or extended family. Situated on a quiet street in the established community of Beddington Heights, this home enjoys an outstanding location close to everything you need. Within minutes you'll find Beddington Towne Centre, grocery stores, restaurants, cafés, pharmacies, and everyday shopping, while nearby schools, parks, playgrounds, and off-leash areas make it an ideal setting for families. Outdoor enthusiasts will appreciate the close proximity to Nose Hill Park, one of Calgary's largest natural parks with extensive walking and cycling pathways. Commuting is effortless with convenient public transit nearby and quick access to Centre Street, Beddington Trail, Deerfoot Trail, Stoney Trail, and 14 Street NW, providing excellent connectivity throughout the city. Complete with a fully fenced backyard and parking pad for two vehicles, this is a fantastic opportunity to own a versatile property in one of northwest Calgary's most convenient and

established communities. Whether you're searching for a home with a mortgage helper or a strong investment property, this one is not to be missed. Be sure to view the virtual tour and book your private showing today!