



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

133 Berwick Drive NW
Calgary, Alberta

MLS # A2348569

\$559,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	882 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Additional Parking, Alley Access, Off Street, RV Gated		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	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, Open Floorplan, Quartz Counters, Separate Entrance, Storage		

Inclusions: NONE

****Open house Saturday Oct 3rd 1-3pm & Sunday Oct 4th 2-4pm****Reimagined from top to bottom through a meticulous total transformation, this semi-detached duplex sets a new benchmark for modern living and intelligent investing! Nestled in the desirable NW community of Beddington Heights, this home offers unbeatable convenience ~~ just steps from BUS STOP, the Community Center, 2 Schools and minutes drive to groceries, bank, gas station and everyday amenities. Featuring over 1700sqft of thoughtfully designed living space, it offers TWO fully upgraded, Self-contained Suites. Whether you are looking for a primary residence with a substantial mortgage-helper, an intergenerational family setup, or a pure high-yield investment property, this residence delivers on every count. Steps onto the newly built front deck and into an airy, open-concept living and dining area, anchored by an impressive feature wall with LED strip lights, warm wood slats and PVC marble panel. Chef-inspired kitchen packed with custom built full heights white high-gloss cabinetry, stainless steel appliances ~~ including a brand new stove (with gas connection roughed-in), fridge, dishwasher, and a contemporary chimney style hood fan. Three comfortably sized light-filled bedrooms paired with a stylish full bathroom featuring custom tilework & a full heights vanity mirror! A private side entrance leads to the self-contained legal suite, which features an open-concept living & dinning area, a second fully equipped kitchen with a breakfast bar/work station, two large bedrooms and a brand-new 4 piece bathroom complete with an integrated backlit LED mirror! Dedicated in-suite laundry, soundproofing insulation and separate climate control ensure quiet, effortless living. Steps outside to a partially Landscaped, fully fenced backyard equipped with an RV gate offering incredible

flexibility for future plans! Either build a detached garage, set up an RV parking pad or add a storage shed~~ the choice is yours! This is truly an unique property no matter you live upstairs with basement tenants or rent out both suites for maximum cash flow. Opportunities with this level of finish and versatility don't stay on the market long! Call today to view!