



**GRASSROOTS**  
REALTY GROUP

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**36 Berkshire Mews NW**  
**Calgary, Alberta**

**MLS # A2350222**



**\$629,900**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                               |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | 4 Level Split                                    |               |                   |
| <b>Size:</b>     | 1,646 sq.ft.                                     | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 4                                                | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                           |               |                   |
| <b>Lot Size:</b> | 0.15 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Cul-De-Sac, Irregular Lot, Landscaped |               |                   |

|                    |                                   |                   |      |
|--------------------|-----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island                    |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/a |
|--------------------|-----|

Welcome to this charming 4-bedroom home tucked away on a quiet cul-de-sac in the desirable community of Beddington, NW Calgary! Featuring a double attached garage, this home offers comfortable living space and thoughtful updates throughout, including a NEW ROOF (2026), new vinyl plank flooring, modern light fixtures, and a stainless steel appliance package. The bright living room is highlighted by beautiful bay windows that fill the space with natural light. The fully developed basement features a spacious recreation room with a cozy wood-burning fireplace, a new shower with a glass door and tile finishes, and a versatile den that could potentially be converted into a 5th bedroom, subject to applicable requirements. Step outside to enjoy the fully fenced backyard with mature trees, a good-sized deck, and ample space to park an RV, offering excellent flexibility for outdoor enjoyment, entertaining, and recreational vehicle storage. Conveniently located close to parks, playgrounds, schools, and public transit, this home is an excellent opportunity for families and first-time buyers alike. Don't miss your chance to make this wonderful property your new home! Call today to book your private viewing!