



GRASSROOTS
REALTY GROUP

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11 Berwick Hill NW
Calgary, Alberta

MLS # A2350760



\$588,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,177 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Parking Pad, RV Access/Parking, Single		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Picnic Table, Shoe Cabinet, RO System

Set on a quiet street in Beddington Heights, this meticulously maintained and fully updated 3-level split offers over 1,600 sq. ft. of finished living space and is truly move-in ready. The bright main floor features a large bow window that fills the living room with natural light, while luxury vinyl plank flooring carries throughout the home for a clean, modern feel. The eat-in kitchen provides plenty of space for everyday meals, with a separate dining room just off the kitchen for larger gatherings. Upstairs, you'll find three bedrooms, including a spacious primary with its own 2-piece ensuite, along with a 4-piece main bathroom. The lower level adds two additional bedrooms with large windows, a 3-piece bathroom, and flexible living space, while the clean crawl space offers an impressive amount of storage. Outside, the beautifully landscaped yard leads to a large, private, fully fenced backyard, complete with a single garage, parking pad, and a gate for RV parking. The extensive updates include a brand-new exterior with a NEW ROOF and NEW SIDING, along with newer windows, doors, furnace, stainless steel appliances, updated light switches and plugs, and a reverse osmosis water system. With Nose Hill Park, schools, playgrounds, and everyday amenities nearby, this is a home where the major work has already been taken care of—you can simply move in and enjoy!