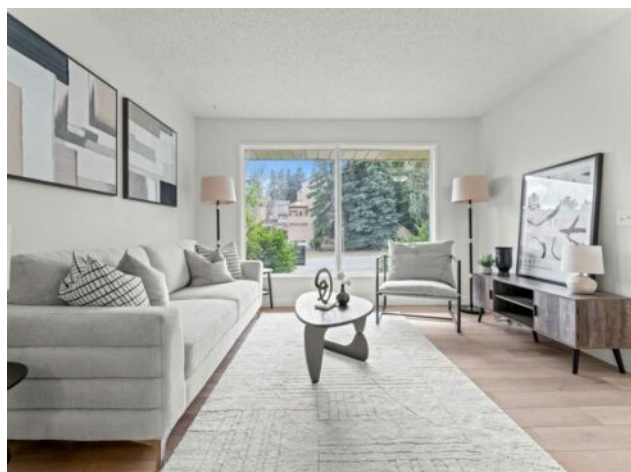


**240 Berwick Drive NW  
Calgary, Alberta**

**MLS # A2220804**



**\$449,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,088 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Storage		

**Inclusions:** N/A

\*\*\*OPEN HOUSE May 24 2025 at 1:30 to 3:30 pm \*\*\*STYLISH, FULLY RENOVATED, AND MOVE-IN READY&mdash;this semi-detached gem in Beddington offers incredible value for first-time buyers, investors, or anyone seeking a fresh, comfortable home in a well-connected neighborhood. The main floor features a bright and spacious living room with large windows that flood the space with natural light, a modern kitchen with brand new stainless steel appliances, sleek light fixtures, and a convenient half bath. Upstairs you'll find three generously sized bedrooms and a full 4-piece bathroom&mdash;perfect for family living. Step outside to a private, fenced backyard&mdash;ideal for pets, play, or your own garden retreat. A front gravel pad provides off-street parking. Set on a quiet street with a great neighbor, this home is only minutes from parks, transit, and Beddington Towne Centre for all your daily needs. Just a short 2-minute drive to both Beddington Heights School(K-6) and St. Bede Elementary(K-6). Enjoy unbeatable access to Deerfoot and Stoney Trail, making commutes across the city and to the airport or downtown quick and easy. A fantastic location, a turn-key home&mdash;this is the one you've been waiting for!