

**105 Berwick Drive NW
Calgary, Alberta****MLS # A2224219****\$578,000**

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	903 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, See Remarks	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: All items listed in the house on Listing

Welcome to 105 Berwick Drive NW – A Beautifully Updated and Move-In Ready Half Duplex in the Heart of Beddington! This fully developed 2+1 bedroom, 2 full bathroom half duplex has been meticulously maintained and thoughtfully upgraded throughout the years. Located on a peaceful, tree-lined street in family-friendly Beddington Heights, this home is perfect for first-time buyers, investors, or anyone looking for a turnkey property with exceptional value. Key Features & Upgrades: • Bright living room with brand new front window, corner stone fireplace, and new ceiling fan with roof lighting (2025) • 8mm vinyl plank flooring installed April 2025 for main floor kitchen and bathroom. • Updated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan) • New kitchen and bathroom wall tiles in the main bathroom, along with updated toilet and faucets • Fully renovated basement bathroom and flooring with new vinyl flooring in April 2025 , toilet, faucets, and baseboards. • New glass and screen in basement window facing Berwick Dr • New lighting throughout, including remote-controlled dining room fixture with built-in fan • All faucets replaced, window coverings included, and stylish updates throughout. Mechanical & Structural Upgrades: • Roof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd • Furnace (2019) • Hot water by Rheem Boiler (2015) • Whirlpool Dryer (2017) Basement Features: • Large windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage room • New vinyl installed in basement bedroom (Aug 2017) Outdoor Perks: • Southwest-facing backyard with patio and green space & NO CABLES in the back • Oversized single

detached garage plus extra parking at the rear dimensions for garage: 19'4x15'5" Furniture & Inclusions: Seller is including a thoughtful selection of furniture to make your move seamless: Primary Bedroom: Bed frame, mattress, 2 side tables, stand-up dresser, in-closet dresser Second Bedroom: Bed frame, mattress, 1 side table, desk, chair, chest box Living Area: Sofa, coffee table, white side table, sofa side table, dining table with 2 chairs, electric fireplace Basement: Desk and bench. Located just minutes from major routes, including #3 bus stop which takes you straight to downtown, shopping, golf, parks, schools, and more! Whether you're a first-time buyer or investor, this home is clean, stylish, fully upgraded, and move-in ready. Don't miss your chance to move in before summer — book your private showing today! Or busy click on the 3D link to virtually view it anywhere you are.