

# \$578,000 - 105 Berwick Drive Nw, Calgary

MLS® #A2224219

**\$578,000**

3 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

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.

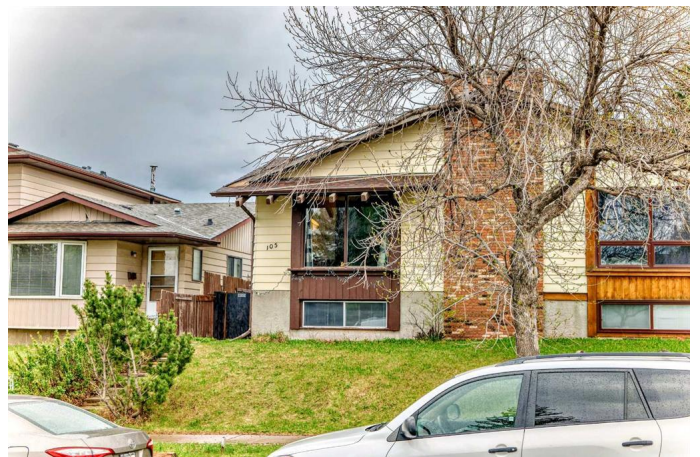
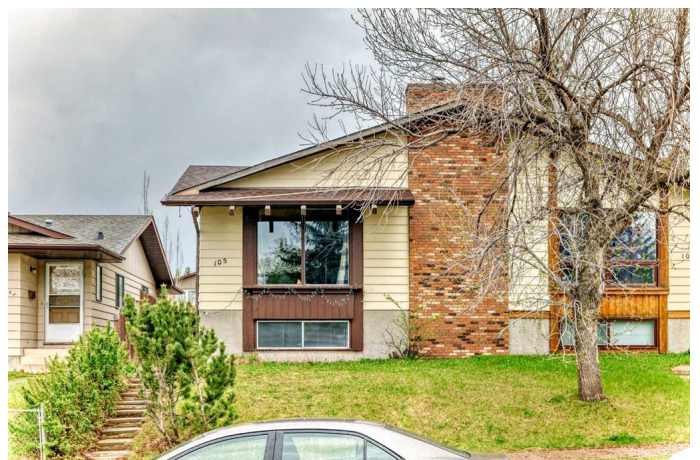
- Updated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan)

- 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



â€¢ All faucets replaced, window coverings included, and stylish updates throughout.

#### Mechanical & Structural Upgrades:

- â€¢ Roof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd
- â€¢ Furnace (2019)
- â€¢ Hot water by Rheem Boiler (2015)
- â€¢ Whirlpool Dryer (2017)

#### Basement Features:

- â€¢ Large windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage room
- â€¢ New vinyl installed in basement bedroom (Aug 2017)

#### Outdoor Perks:

- â€¢ Southwest-facing backyard with patio and green space & NO CABLES in the back
- â€¢ 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.

Donâ€™t miss your chance to move in before summer â€“ book your private showing today! Or busy click on the 3D link to virtually view it anywhere you are.

Built in 1978

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224219               |
| Price          | \$578,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 903                    |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 105 Berwick Drive Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1E7              |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Oversized, Single Garage Detached |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), No Animal Home, No Smoking Home                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |

|                 |                                     |
|-----------------|-------------------------------------|
| Cooling         | None                                |
| Fireplace       | Yes                                 |
| # of Fireplaces | 1                                   |
| Fireplaces      | Electric, Family Room, Brick Facing |
| Has Basement    | Yes                                 |
| Basement        | Finished, See Remarks               |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Rectangular Lot, See Remarks   |
| Roof              | Asphalt Shingle                |
| Construction      | Metal Siding, Wood Frame       |
| Foundation        | Wood                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 121            |
| Zoning         | R-CG           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

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