

# \$589,900 - 108 Berwick Way Nw, Calgary

MLS® #A2192904

**\$589,900**

3 Bedroom, 3.00 Bathroom, 1,035 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Superb location for this Beddington Heights Bi-level with a legal basement suite! Live up and rent down or have a perfect setup for an extended family situation. Brand new roof in January 2025 [10 year warranty]. Newer tile flooring in both bathrooms and basement kitchen. New stove for basement suite. Upgraded electrical panel and furnace in 2015. Water tank in 2019. Fence redone 8 years ago. Close to schools, shopping and transit, this could be the perfect opportunity to get into investment Real Estate. The main floor features 2 large bedrooms, primary with a new window and a 2-piece ensuite, a sun-drenched living room with a wood burning fireplace with a gas light, a kitchen and dining area combo that leads out to the enormous deck. The legal 1-bedroom suite is super bright with large windows facing south. A nice sized bedroom with an extra nook area and a 4-piece bath completes this level. There is common laundry in the mechanical room. Tandem off-street parking in the front. Upper level is now vacant. The excellent downstairs tenants could be out at the end of April. Quick possession possible if assuming the tenants downstairs.



Built in 1978

## Essential Information

MLS® #	A2192904
Price	\$589,900

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,035
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	108 Berwick Way Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B9

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Back Lane, Lawn
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	34
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Calgary Real Estate
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