# \$449,900 - 40 Berwick Rise Nw, Calgary

MLS® #A2111616

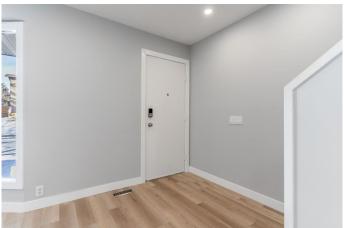
## \$449,900

3 Bedroom, 2.00 Bathroom, 1,223 sqft Residential on 0.01 Acres

Beddington Heights, Calgary, Alberta

Welcome to your home in the sought-after community of Beddington, come and see this stunning renovated duplex. All done within the last year or so. Upon entering, you're greeted by a bright and inviting atmosphere with newly painted walls, Thanks to the strategically placed windows that allow natural light to flood the space. The main level boasts a contemporary layout featuring new flooring throughout. The kitchen is a chef's delight, showcasing brand-new cabinets, sink, and countertops with a breakfast nook that also provides ample storage space for all your culinary needs. Upstairs, you'll find a spacious primary bedroom, offering a tranquil retreat after a long day, along with two additional bedrooms, ideal for family, office, or guests. Each room offers comfort and coziness. The lower level of this duplex is dedicated to family entertainment, featuring a cozy family room perfect for movie nights or gatherings. One of the highlights of this property is the rooftop terrace atop of the garage. Imagine soaking in the sun while enjoying your morning coffee or hosting unforgettable gatherings under the open sky. This duplex includes a newer energy-efficient furnace and hot water tank (approx 1.5 years old), ensuring optimal comfort and cost savings all year round. With these upgrades, you will have very little work to do to make this home your home. Homes like this do not last long in today's market. With quick possession available, you can move into your new home sooner than you think. Don't







miss out on the opportunity. Schedule a viewing today and make this renovated duplex your own slice of paradise.

## Built in 1978

## **Essential Information**

MLS® # A2111616 Price \$449,900 Sold Price \$471,000

Bedrooms3Bathrooms2.00Full Baths1Half Baths1

Square Footage 1,223
Acres 0.01
Year Built 1978

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Sold

## **Community Information**

Address 40 Berwick Rise Nw Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1C8

#### **Amenities**

Parking Spaces 1

Parking Enclosed, Single Garage Detached

#### Interior

Interior Features Kitchen Island, Laminate Counters, No Smoking Home

Appliances Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Back Lane, Back Yard, Lawn, Rectangular Lot

Roof Asphalt Shingle

Construction Metal Siding, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 2nd, 2024

Date Sold March 7th, 2024

Days on Market 5

Zoning R-C2 HOA Fees 0.00

## **Listing Details**

Listing Office Royal LePage Mission Real Estate

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