

\$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
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
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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