

\$799,900 - 144 Berwick Drive Nw, Calgary

MLS® #A2123665

\$799,900

6 Bedroom, 4.00 Bathroom, 1,343 sqft
Residential on 0.14 Acres

Beddington Heights, Calgary, Alberta

Step into this exceptional, fully renovated bungalow boasting a legal secondary suite, nestled in the vibrant heart of Beddington. From top to bottom, this home has undergone a comprehensive renovation, offering over 2600 sq/ft of meticulously crafted living space across two levels, encompassing 6 bedrooms, 4 bathrooms, and an awe-inspiring open concept design. 8mm luxurious vinyl flooring graces both the main and basement floors, setting the stage for contemporary elegance. Upon entry, be greeted by a spacious living room seamlessly blending into the open-concept kitchen, adorned with soaring 13-foot vaulted ceilings. The kitchen is a culinary dream, featuring quartz countertops, stainless-steel appliances, and a generously sized island perfect for gatherings. Three bedrooms and two full baths on the main level cater to both downsizers and growing families alike. A private path on the left side of the house leads to a separate entrance for the legal secondary suite in the basement. This suite offers a vast living area, a well-appointed kitchen, three bedrooms, and two full bathrooms. The fully fenced backyard is divided into two distinct amenity areas, each boasting its own deck and entertainment space, allowing residents on both levels to relish outdoor BBQs in the summer without disturbance. Ample parking is provided with a double detached garage and street parking. The complete renovation, undertaken down to the studs, includes new basement framing,



new wood beams, new plywood, and new insulation, all city inspected. Other notable features include two new furnaces, two new hot water tanks, new PEX water pipelines, new electrical panel and wiring, separate electrical and water meters for up and down, new triple-glazed windows, soundproof insulation above basement ceiling, separate ventilation system for the basement. Almost every element of this home except a couple appliances is brand new, offering the perfect blend of modern style within a mature community. If you seek the allure of a new house with the charm of an established neighborhood, look no further. This is the one.

Built in 1979

Essential Information

MLS® #	A2123665
Price	\$799,900
Sold Price	\$790,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,343
Acres	0.14
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	144 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P3

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Sloped Down
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 30th, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	C-Luxury Realty Ltd.
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