

# \$449,000 - 240 Berwick Drive Nw, Calgary

MLS® #A2220804

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,088 sqft

Residential on 0.06 Acres

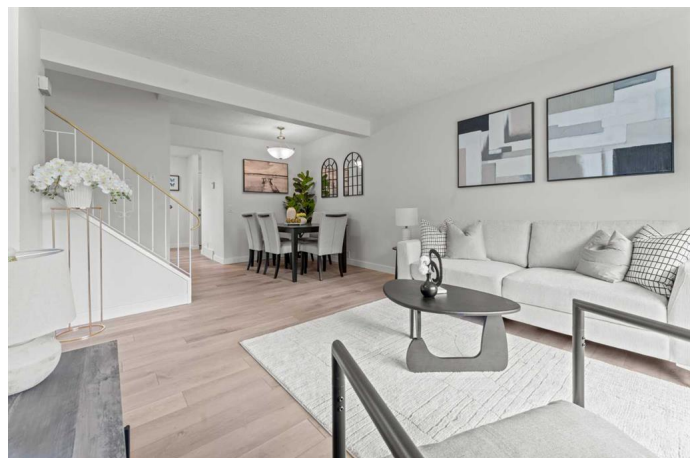
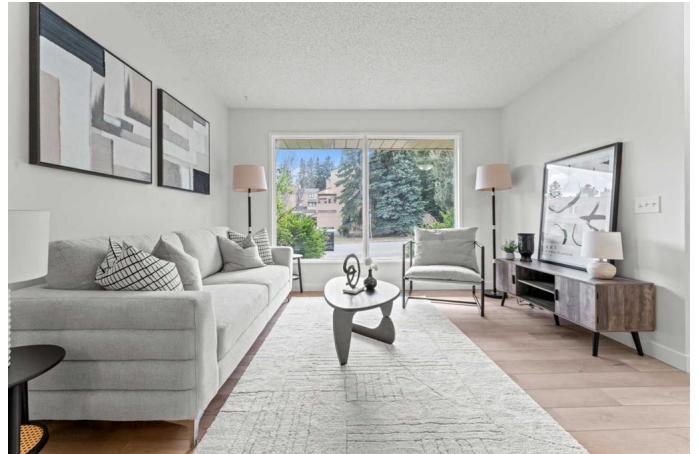
Beddington Heights, Calgary, Alberta

\*\*\*OPEN HOUSE May 17 2025 at 9:00 to 11:00 am \*\*\***STYLISH, FULLY RENOVATED, AND MOVE-IN READY**—this semi-detached gem in Beddington offers incredible value for first-time buyers, investors, or anyone seeking a fresh, comfortable home in a well-connected neighborhood. The main floor features a bright and spacious living room with large windows that flood the space with natural light, a modern kitchen with brand new stainless steel appliances, sleek light fixtures, and a convenient half bath. Upstairs you'll find three generously sized bedrooms and a full 4-piece bathroom—perfect for family living. Step outside to a private, fenced backyard—ideal for pets, play, or your own garden retreat. A front gravel pad provides off-street parking.

Set on a quiet street with a great neighbor, this home is only minutes from parks, transit, and Beddington Towne Centre for all your daily needs. Just a short 2-minute drive to both Beddington Heights School(K-6) and St. Bede Elementary(K-6). Enjoy unbeatable access to Deerfoot and Stoney Trail, making commutes across the city and to the airport or downtown quick and easy. A fantastic location, a turn-key home—this is the one you™ve been waiting for!

Built in 1979

## Essential Information



MLS® #	A2220804
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,088
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	240 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P5

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Storage
Lot Description	Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.