

# \$479,900 - 28 Berwick Rise Nw, Calgary

MLS® #A2250703

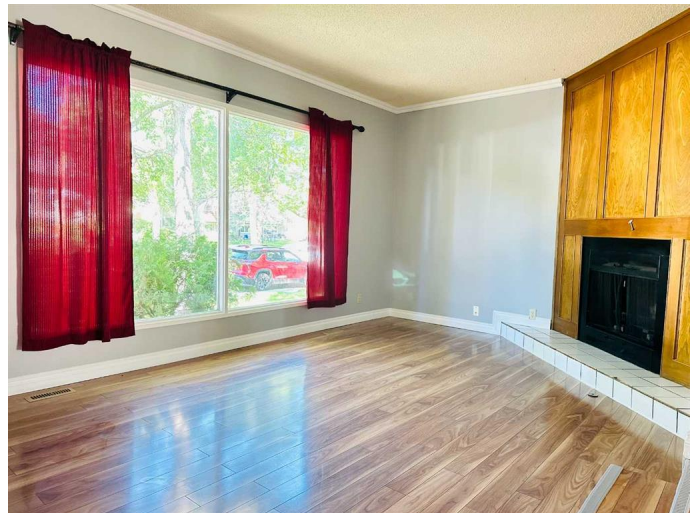
**\$479,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

(Sorry that open house on Sep 6 is cancelled because of the project of replacing the kitchen cabinets.) Perfect starter home or investment opportunity in great condition, located on a quiet tree-lined street in a fantastic community. This unique property features a sunken living room with a cozy wood-burning fireplace, a spacious kitchen with a large eating nook, and a separate dining room. The main floor offers a primary bedroom with a cheater door to the main 4-piece bath, along with a second generously sized bedroom. The fully developed lower level includes a family room with a wet bar, an additional recreation room/office (no window), a 3-piece bathroom/laundry room, storage, and a utility room. Situated on a large reverse-pie lot, the home boasts a double driveway and beautifully landscaped grounds with mature shade trees and hedges. The east-facing backyard is fully fenced and features a stone patio, ideal for summer enjoyment. Recent updates include a high-efficiency furnace (Dec 2022), laminate flooring (2016 & 2025), and upgraded kitchen and dining room windows (2016). Conveniently close to the airport, Nose Hill Park, schools, public transit, shopping, and more. This one will go fast—book your showing today and don't miss this opportunity!



Built in 1978

## Essential Information

MLS® #	A2250703
Price	\$479,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,012
Acres	0.11
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	28 Berwick Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1C8

### Amenities

Parking Spaces	2
Parking	Front Drive, Parking Pad, Paved

### Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Irregular Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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