

# \$674,900 - 39 Berwick Crescent Nw, Calgary

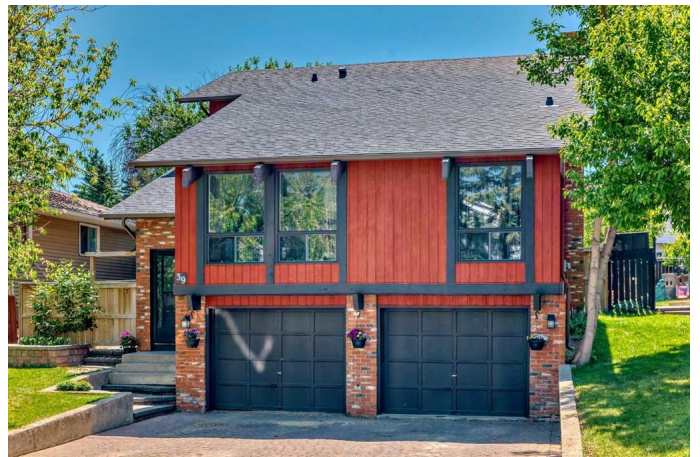
MLS® #A2145286

## \$674,900

5 Bedroom, 3.00 Bathroom, 1,847 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Welcome to this charming 2-storey split nestled in the heart of Beddington with a sprawling, private yard perfect for outdoor living and entertaining. This home boasts an inviting open-style layout, ideal for modern living and family gatherings. Upon entering, you are greeted by a spacious living room filled with natural light, flowing seamlessly into the dining area and kitchen. The kitchen features ample counter and cabinet space, stainless steel appliances, and an upscale, functional island. Main floor has a 2 piece bathroom, private bedroom, laundry area and cozy family room with a wood burning fireplace! Upstairs, retreat to the tranquil master bedroom with a 4 piece en-suite bathroom and large walk-thru closet. Two additional bedrooms and a full bathroom complete the upper level, providing plenty of space for a growing family or guests. The lower level offers an abundance of storage space, an undeveloped recreation area along with a private recreation room that could serve as an office or hobby room. Outside, the expansive yard is surrounded by mature trees offering privacy and tranquility, making it an oasis in the city. Enjoy summer barbecues on the covered deck or simply relax in the shade of the trees. Located in a family-friendly neighborhood close to schools, parks, shopping, and transit, this home combines comfort, convenience, and style. Recent upgrades include; new high efficiency furnace, H2O tank, all new flooring throughout, new



roof, exterior paint, new appliances and upgraded bathrooms. Please call your favorite realtor to set up a private viewing and make owning this lovely home a reality!

Built in 1980

**Essential Information**

MLS® #	A2145286
Price	\$674,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,847
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

**Community Information**

Address	39 Berwick Crescent Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3k1p7

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Range

	Hood, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed, Wood Burning
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Garden, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	9
Zoning	R-C1

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.