

**57, 28 Berwick Crescent NW  
Calgary, Alberta**

**MLS # A2168956**



**\$400,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,322 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

**Stylish Townhouse in Berwick with Modern Updates** Discover the perfect blend of style, comfort, and convenience in this beautifully updated townhouse located in the heart of Beddington. Boasting thoughtful upgrades and a spacious layout, this home is ideal for families, professionals, or investors looking for a property that truly stands out. From the moment you arrive, the curb appeal is undeniable, thanks to the brand-new bay windows that add a touch of elegance to the facade while filling the interiors with natural light. Step inside and be greeted by newly installed engineered hardwood floors that flow seamlessly through the main living spaces, adding warmth and sophistication. The open-concept living and dining areas are designed for modern living, offering plenty of space to entertain or unwind in comfort. The bright kitchen provides ample cabinetry and room for personalization, making meal preparation a joy.