

**83 Berwick Crescent NW**  
**Calgary, Alberta**

**MLS # A2175064**



**\$499,800**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,189 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Front Drive, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Dry Bar, High Ceilings, Jetted Tub, Laminate Counters, Vinyl Windows		

**Inclusions:** Attached shelves in crawl space workshop.

Welcome to this bright and sunny 3 level split home on the Northwest side of Beddington! Surrounded by green space, parks, and pathways, this property is ideal for anyone who enjoys long walks in the park. This charming property has been well cared for and pride of ownership shows throughout. This one really must be seen in person to be fully appreciated. The home features a bright open floor plan with inviting neutral colour palette, living room with wood burning fireplace, over-looked by the dining area and kitchen with stainless steel appliance package. Down the hall you will find 2 generous sized bedrooms and 2 bathrooms with one being a 3 piece ensuite. Downstairs you will be greeted by the family room with gas fireplace and built-ins, games area and dry bar, as well as direct access to the fantastic back yard space. This level also contains another full bathroom, a large bedroom with egress windows that let light flood in, the laundry room, and a huge "crawl space" that is over 5 feet tall currently used as a workshop in addition to storage. The back yard is an incredible space for entertaining friends and family with its tiered decks, paver patio section with fire pit, lush grassy area, all framed in with low maintenance shrubbery, and a large shed to keep all of your tools and mower tucked away. You don't want to miss this one - it's a real gem. Call your favourite Realtor to schedule your private showing or come by our Open House Sunday afternoon between 1:00 - 4:00 pm and see it for yourself.