

**23, 28 Berwick Crescent NW
Calgary, Alberta**

MLS # A2178819



\$424,900

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,312 sq.ft.	Age:	1979 (45 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating: Forced Air

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 507

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: security equipment, shelves in garage and downstairs

OPEN HOUSE Sat, Nov 23 from 1-3PM & Sun, Nov 24 from 2-4PM*****Prime Location! This beautiful townhouse offers unmatched convenience, situated near Beddington Towne Centre, parks, schools, scenic walking paths, and Nose Hill Park. Easy access to Beddington Trail, Stoney Trail, and Deerfoot Trail ensures a smooth commute anywhere in the city. Inside, the spacious layout features an impressive double garage and a large master with ensuite, as well a well desired loft . The kitchen boasts hardwood floors, while the living room, with its open-to-below design, has cozy carpeting and a striking floor-to-ceiling wood fireplace that adds warmth and character. A convenient 2-piece bath and garage access complete the main level. Upstairs, you'll find a generous master suite with double closets and 3-piece ensuite, plus an additional 4-piece bath, a second well-sized bedroom, and a versatile loft space that overlooks the living room—ideal for a sitting area, home gym, or office. The developed basement includes a rec room and laundry area. Outside, the fenced front yard offers space for BBQs and relaxation, with serene views of trees and greenspace. This well-managed, meticulously maintained complex is a true gem! Tremendous value and shows extremely well.