

52 Berwick Court NW
Calgary, Alberta

MLS # A2207755



\$590,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,239 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This charming bungalow at 52 Berwick Court NW in Calgary offers over 2,500 square feet of beautifully finished living space in the sought-after neighborhood of Beddington Heights. With five bedrooms and 2.5 bathrooms, this fully finished home is a versatile gem suitable for first-time buyers, growing families, and savvy investors alike. The property boasts a well-designed floor plan with a bright living room featuring a cozy wood-burning fireplace and a dining area ideal for gatherings. Recent updates, including brand-new carpet and a fresh coat of paint throughout, enhance the welcoming and modern feel. The kitchen provides ample counter and cupboard space, complemented by updated stainless steel appliances. The fully finished lower level offers two additional large bedrooms, a spacious recreation room (that could double as a 6th bedroom), and plenty of storage. Thoughtful maintenance includes a high-efficiency furnace that has been recently serviced, along with duct cleaning. The home has also been deep-cleaned, making it truly move-in ready. Nature lovers will appreciate this home's proximity to Nose Hill Park, just steps away—a fantastic escape for hiking, jogging, or simply enjoying Calgary's beautiful outdoors. The backyard offers a peaceful retreat with mature landscaping, including a stunning weeping willow tree, a deck for entertaining, and two garden sheds (note: the vinyl shed is excluded). A central vacuum system adds ease to everyday living. Situated on a quiet cul-de-sac close to schools, playgrounds, and shopping amenities, this property blends comfort, convenience, and potential. Listed at \$590 000, this exceptional bungalow is ready to become someone's next great investment or forever home. Don't miss out on this opportunity—schedule your private showing today!