

# \$479,900 - 303 Berwick Drive Nw, Calgary

MLS® #A2213813

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,098 sqft  
Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

Location, location, location! Excellent corner lot across from Beacham Park in Beddington Heights. This spacious 4-level split has a fabulous floorplan and updated flooring throughout the main and upper levels. The main floor features a welcoming foyer, large living room with fireplace insert, a generous dining area and efficient kitchen with a separate exterior entrance. Upstairs you will appreciate the updated 4-piece bathroom and 3 full size bedrooms including the large primary with its own updated 3-piece ensuite! The 2 lower levels are mostly unfinished, with a rough-in for another bathroom and a partially finished 3rd level and laundry area. Situated on a nice, flat rectangular lot there is plenty of room to add a garage. Close to all amenities: shopping, schools, transit, parks, restaurants, easy access to downtown. The home needs some updating, great for the handyman, investors or those wanting to put their own finishing touches into their new home! This home is being sold "as-is" and is priced to sell.

Built in 1980

## Essential Information

MLS® #	A2213813
Price	\$479,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,098
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	303 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P6

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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