

# \$425,000 - 40, 28 Berwick Crescent Nw, Calgary

MLS® #A2220261

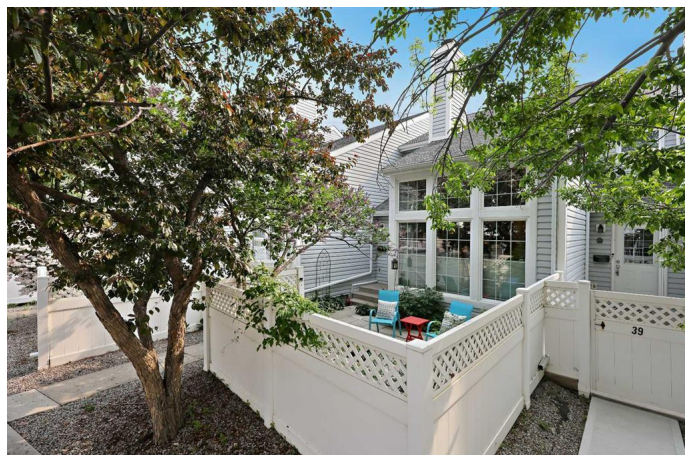
**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Beddington Heights, Calgary, Alberta

Welcome to this desirable townhouse complex nestled in Beddington Heights. Your new home awaits at Berkshire Village! Enjoy your soaring floor to ceiling windows, vaulted ceilings, beautiful stone faced fireplace, gleaming hardwood floors, tons of natural light & a modern updated kitchen. These units rarely hit the market, because no one ever wants to leave! Great floor plan with a large dining area, cozy living room with the aforementioned stone fireplace & massive windows. Also a convenient attached double garage. The upper level has 2 well appointed bedrooms including the master bedroom with an en suite bathroom. One of the cool spaces in these units is the loft / bonus room area. Design to your heart's content to make this space your own! The fully finished basement comes with a Murphy bed and large family room which is perfect for your TV / movie room, hobby room or even a gym area. Also easily doubles as a perfect spot for your guests to stay with the accessible Murphy Bed. Enjoy morning coffee, afternoon sunshine or an evening glass of wine on the private west facing patio. Also room for some gardening, planter boxes, along with entertaining and dining area. The perfect outdoor space! Not to mention that all the water/sewer is included with your condo fees! This quiet complex has a real sense of community with great owners throughout. Don't miss out on this opportunity to experience all the Berkshire Village has to offer. Call to book a private showing today.



Built in 1979

## Essential Information

MLS® #	A2220261
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	40, 28 Berwick Crescent Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1Y7

## Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	11
Zoning	MC-1 d100

### **Listing Details**

Listing Office	Real Broker
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