

246 Berwick Drive NW  
Calgary, Alberta

MLS # A2254102



**\$465,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Storage		

**Inclusions:** NONE

You are going to love this home and it's location in a great community and so close to many amenities, transit, schools, parks, etc. This home is move in ready and has had many recent upgrades, carpets, kitchen, bathrooms, retaining walls, shingles, 3 year old HE furnace and it just shows like so fresh and new. The rooms are all large with a very open floor plan and a bright newer kitchen and counter tops, the living room has a corner wood burning fireplace and i know you will love the large master bedroom with it's two piece ensuite. The lower level features a extra large family room with laminate floors through out including the bedroom and there is also a 3 piece bathroom complete with a party shower . Overall there are 3 bedrooms and 2.5 bathrooms. The lot is landscaped and features a parking pad for two cars at the front and another pad for two cars at the back with a huge two tiered deck that you can access through the master bedroom. this is a very well kept home and i know you will love it. Quick possession if need be.