

# \$590,000 - 52 Berwick Court Nw, Calgary

MLS® #A2207755

**\$590,000**

3 Bedroom, 2.00 Bathroom, 1,239 sqft  
Residential on 0.10 Acres

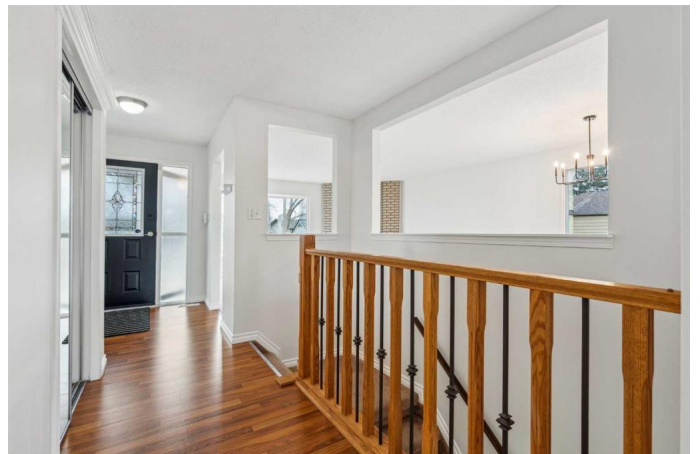
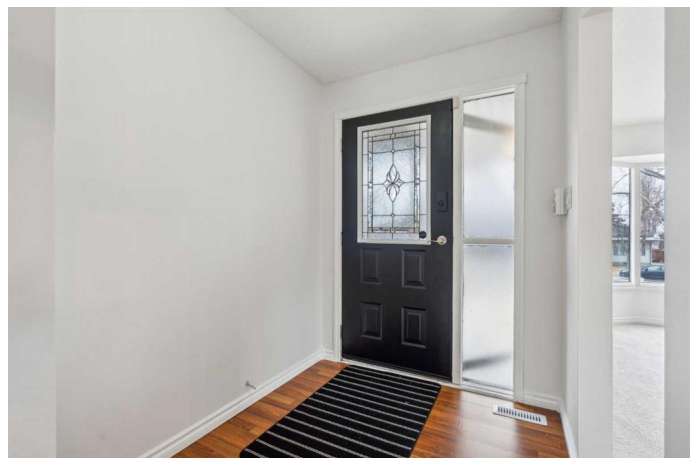
Beddington Heights, Calgary, Alberta

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!

Built in 1978

### **Essential Information**

MLS® #	A2207755
Price	\$590,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,239
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	52 Berwick Court Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3K1C7

### **Amenities**

Parking Spaces 2

Parking Off Street

### **Interior**

Interior Features Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Storage

Appliances Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating High Efficiency, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas Starter, Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard, Rain Gutters

Lot Description Back Yard, Front Yard, Pie Shaped Lot

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 2nd, 2025

Days on Market 5

Zoning R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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