

11 Berwick Hill NW
Calgary, Alberta

MLS # A2174160



\$539,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,168 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped, Level		

Heating: Forced Air

Floors: Vinyl

Roof: Asphalt Shingle

Basement: Crawl Space, Finished, Full

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: Fridge, Stove, Washer, Dryer

Well-maintained fully upgraded 1168 sq ft. home in sought-after Beddington. Total of 3+2 bedrooms 2 full and 1 half bathrooms offers huge updated features including a high efficiency furnace, new windows & doors, new vinyl flooring, beautiful kitchen cabinets and granite counter tops. Highly desirable location close to schools, community center, shops, transportation and quick access downtown. Very quiet neighbourhood but with easy access to major highways. As you enter, the beautiful bow window provides a huge inlet of natural light into the living room. Huge master bedroom has a 2 piece ensuite and double closets in the dressing area. Fully developed basement has 2 bedrooms with enlarged windows, a family room, 3 piece bathroom, laundry room and an insulated crawl space for additional storage. Fenced private back yard with a large single garage. Must see today!