



## 105 Berwick Drive NW, Calgary, Alberta - \$578,000



Main Photo

### Property Description

Welcome to 105 Berwick Drive NW - A Beautifully Updated and Move-In Ready Half Duplex in the Heart of Beddington!

This fully developed 2+1 bedroom, 2 full bathroom half duplex has been meticulously maintained and thoughtfully upgraded throughout the years. Located on a peaceful, tree-lined street in family-friendly Beddington Heights, this home is perfect for first-time buyers, investors, or anyone looking for a turnkey property with exceptional value.

#### Key Features & Upgrades:

- Bright living room with brand new front window, corner stone fireplace, and new ceiling fan with roof lighting (2025)



- 8mm vinyl plank flooring installed April 2025 for main floor kitchen and bathroom.
- Updated kitchen with LG stainless steel refrigerator (March 2025), LG range stove (2025), and premium Sakura hood fan (Made in Japan)
- New kitchen and bathroom wall tiles in the main bathroom, along with updated toilet and faucets
- Fully renovated basement bathroom and flooring with new vinyl flooring in April 2025 , toilet, faucets, and baseboards.
- New glass and screen in basement window facing Berwick Dr
- New lighting throughout, including remote-controlled dining room fixture with built-in fan
- All faucets replaced, window coverings included, and stylish updates throughout.

#### Mechanical & Structural Upgrades:

- Roof and garage roof replaced in July 2019 by Excellent Roofing & Renovations Ltd
- Furnace (2019)
- Hot water by Rheem Boiler (2015)
- Whirlpool Dryer (2017)

#### Basement Features:

- Large windows, bright living area w/ bar, third bedroom, full bathroom, desk & bench, laundry and storage room
- New vinyl installed in basement bedroom (Aug 2017)

#### Outdoor Perks:

- Southwest-facing backyard with patio and green space & NO CABLES in the back
- Oversized single detached garage plus extra parking at the rear dimensions for garage: 19'4x15'5

#### Furniture & Inclusions:

Seller is including a thoughtful selection of furniture to make your move seamless:

Primary Bedroom: Bed frame, mattress, 2 side tables, stand-up dresser, in-closet dresser

Second Bedroom: Bed frame, mattress, 1 side table, desk, chair, chest box

Living Area: Sofa, coffee table, white side table, sofa side table, dining table with 2 chairs, electric fireplace

Basement: Desk and bench.

Located just minutes from major routes, including #3 bus stop which takes you straight to downtown, shopping, golf, parks, schools, and more!

Whether you're a first-time buyer or investor, this home is clean, stylish, fully upgraded, and move-in ready.

Don't miss your chance to move in before summer – book your private showing today! Or busy click on the 3D link to virtually view it anywhere you are.

## REALTOR Referral

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