



28 Berwick Rise NW, Calgary, Alberta - \$479,900



Main Photo

Property Description

Perfect starter home or investment opportunity in great condition, located on a quiet tree-lined street in a fantastic community. This unique property features a sunken living room with a cozy wood-burning fireplace, a spacious kitchen with a large eating nook, and a separate dining room. The main floor offers a primary bedroom with a cheater door to the main 4-piece bath, along with a second generously sized bedroom. The fully developed lower level includes a family room with a wet bar, an additional recreation room/office (no window), a 3-piece bathroom/ laundry room, storage, and a utility room. Situated on a large reverse-pie lot, the home boasts a double driveway and beautifully landscaped grounds with mature shade trees and hedges. The east-facing backyard is fully fenced and features a stone patio, ideal for



summer enjoyment. Recent updates include a high-efficiency furnace (Dec 2022), laminate flooring (2016 & 2025), and upgraded kitchen and dining room windows (2016). Conveniently close to the airport, Nose Hill Park, schools, public transit, shopping, and more. This one will go fast—book your showing today and don't miss this opportunity!

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