

# \$445,000 - 246 Berwick Drive Nw, Calgary

MLS® #A2254102

**\$445,000**

3 Bedroom, 3.00 Bathroom, 907 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

**OPEN HOUSE TODAY SEPT 27TH 130-330!!**

**BRAND NEW PRICE!!** 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.

Built in 1979

## Essential Information

MLS® #                   A2254102

Price                     \$445,000



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	907
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	246 Berwick Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1P5

### **Amenities**

Parking Spaces	4
Parking	Parking Pad, Stall

### **Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	51
Zoning	R-CG

### **Listing Details**

Listing Office	Calgary West Realty
----------------	---------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.