

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

MLS® #A2207755

**\$590,000**

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

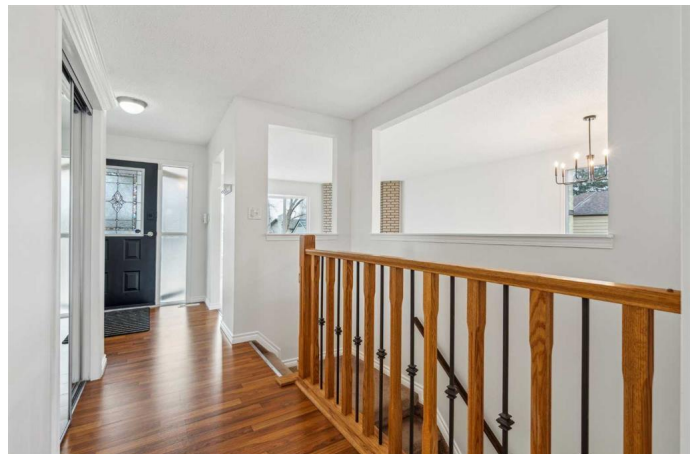
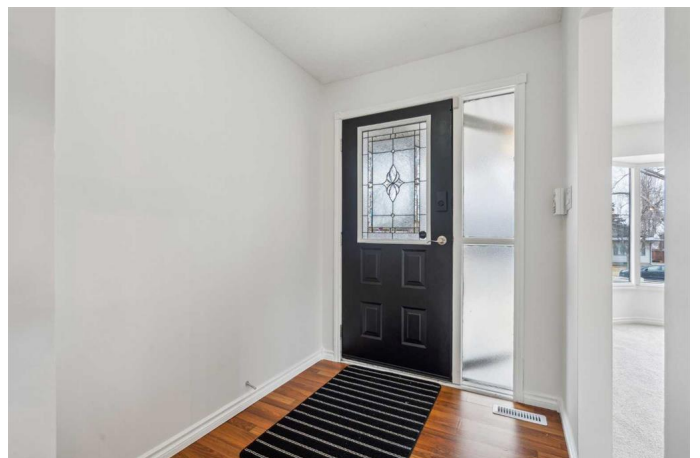
Beddington Heights, Calgary, Alberta

This charming bungalow at 52 Berwick Court NW in Calgary offers over 2,400 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, complimented by updated stainless steel appliances. A central vacuum system also adds ease to everyday living.

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 enough space to accommodate a carport in the backyard if you choose.

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 | 20              |
| Zoning         | R-CG            |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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