

# \$550,000 - 37 Berwick Rise Nw, Calgary

MLS® #A2212271

**\$550,000**

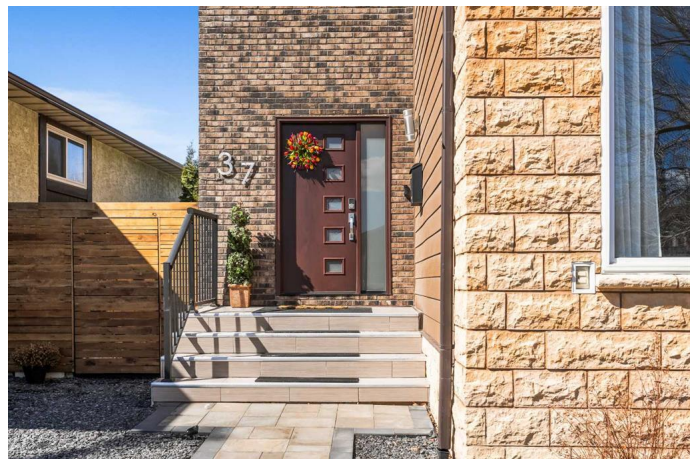
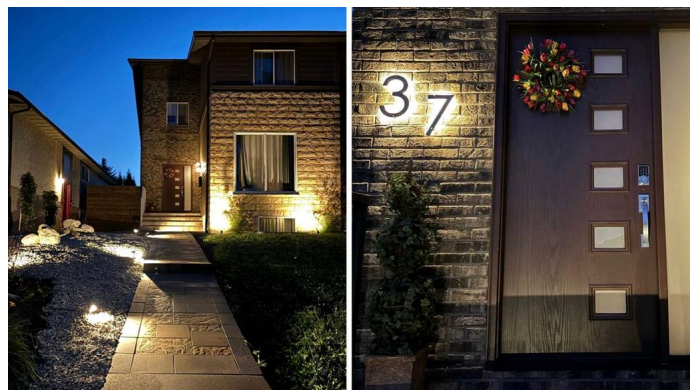
4 Bedroom, 3.00 Bathroom, 1,114 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully designed and move-in-ready home offering comfort, space, and style in a prime location near parks and shopping. With 4 bedrooms, 2.5 baths, and a fully finished basement featuring an additional bedroom and four-piece bath, there's plenty of room for families, guests, or a home office. The bright living room is filled with natural light from large windows, while the modern kitchen flows into an open-concept dining area with sliding patio doors leading to a private deck and a low-maintenance, west-facing backyard—perfect for summer evenings and entertaining. Recent updates add to the home's appeal, including new paving stones in the front and back (2024), refreshed front landscaping and steps, updated garage siding and shingles, and high-efficiency toilets, wifi switches, and nest thermostat. The kitchen boasts a newer refrigerator, stove, and dishwasher, and all windows and doors were replaced in 2018. Extra attic insulation contributes to an above-average energy report, while the hot water tank (2021), garage roof (redone ~3 years ago), and house roof (2013) offer peace of mind. Stunning Coronado stone and durable fiber cement board siding elevate the curb appeal, and the oversized insulated double garage completes this exceptional property. Don't miss out on this incredible opportunity! Schedule your showing today.

Built in 1978



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212271               |
| Price          | \$550,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,114                  |
| Acres          | 0.07                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Berwick Rise Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1C9            |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

## Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Lighting, Private Yard |
|-------------------|------------------------|

|                 |                                            |
|-----------------|--------------------------------------------|
| Lot Description | Low Maintenance Landscape, Rectangular Lot |
| Roof            | Asphalt Shingle                            |
| Construction    | Cement Fiber Board, Stone                  |
| Foundation      | Poured Concrete                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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