

# \$519,000 - 8610 Berwick Road Nw, Calgary

MLS® #A2226427

## \$519,000

5 Bedroom, 2.00 Bathroom, 950 sqft  
Residential on 0.06 Acres

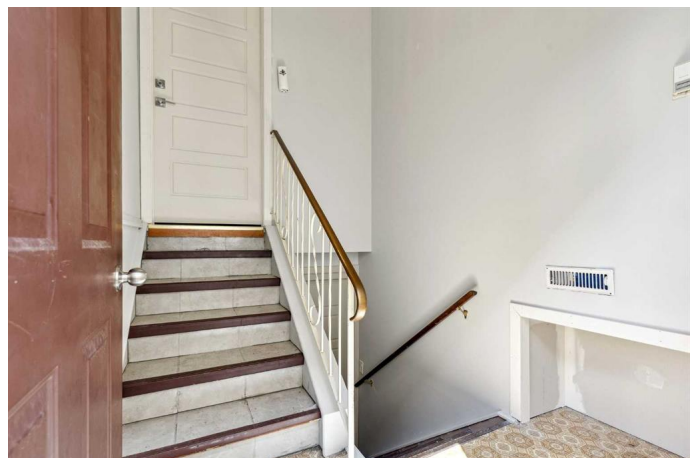
Beddington Heights, Calgary, Alberta

Welcome to this wonderful Bi-Level property, legally suited, in Beddington. Across the street is a fantastic park with a ball diamond and soccer pitches. There is lots of additional street parking. This semi detached property has two bedrooms upstairs and three bedrooms downstairs. Each unit has its own bathroom and laundry. Each kitchen has stove, fridge and a built in dishwasher. Major upgrades in 2019 include new shingles; additional attic insulation; front deck renovations; LVP flooring in the lower level; and new, triple pane windows throughout. This property is in a fabulous location close to two elementary schools, public transportation and shopping. This is a great property! make it your home!

Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2226427      |
| Price          | \$519,000     |
| Bedrooms       | 5             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 950           |
| Acres          | 0.06          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Semi Detached |



|        |                        |
|--------|------------------------|
| Style  | Bi-Level, Side by Side |
| Status | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8610 Berwick Road Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1E6              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Laminate Counters, Vinyl Windows                                   |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Suite                                              |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Stucco                     |
| Foundation        | Poured Concrete            |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 67             |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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