# \$469,900 - 8414 Berwick Road Nw, Calgary

MLS® #A2259911

### \$469,900

4 Bedroom, 3.00 Bathroom, 1,103 sqft Single Family on 0.09 Acres

Beddington Heights, Calgary, Alberta

Over 2,000 sq. ft. of bright, functional living space directly facing a beautiful park with open fields, a toboggan hill, and a baseball diamond â€" perfect for families, pet owners, or anyone who loves outdoor living. Step inside to an open-concept main floor featuring a spacious living room filled with natural light and a cozy wood-burning fireplace. The modern kitchen includes a gas range, white cabinetry with custom pull-outs for smart storage, a breakfast bar, and generous counter space â€" ideal for cooking and entertaining. The large dining area opens to a low-maintenance private yard with a deck, perfect for barbecues and outdoor dining. The king-sized primary bedroom offers a walk-in closet and a 2-piece ensuite that can easily be expanded to a full ensuite. A second bedroom or home office and a stylish 4-piece bathroom with a deep soaker tub complete the main level. Downstairs, enjoy a fully developed lower level with a spacious rec room, den, two additional bedrooms, a 3-piece bath, laundry room, and abundant storage. Outside, your private side yard features a large deck for entertaining, an extra patio area ideal for kids or a firepit, a storage shed, and a double concrete parking pad. Exceptional value in a sought-after, park-facing location â€" this home combines comfort, functionality, and lifestyle. (id:6289)





Built in 1978

#### **Essential Information**

Listing # A2259911 Price \$469,900

Bedrooms 4

Bathrooms 3.00

Half Baths 1

Square Footage 1,103
Acres 0.09
Year Built 1978

Type Single Family

Sub-Type Freehold
Style Bungalow

## **Community Information**

Address 8414 Berwick Road Nw

Subdivision Beddington Heights

City Calgary
Province Alberta
Postal Code T3K1E5

#### **Amenities**

Amenities Park, Playground, Schools, Shopping

Features See remarks, Back lane

Parking Spaces 2

Parking Parking Pad

#### Interior

Appliances Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave

Range Hood Combo, Window Coverings

Heating Natural gas Forced air

Cooling None
Fireplace Yes
# of Fireplaces 1
# of Stories 1

Has Basement Yes

#### **Exterior**

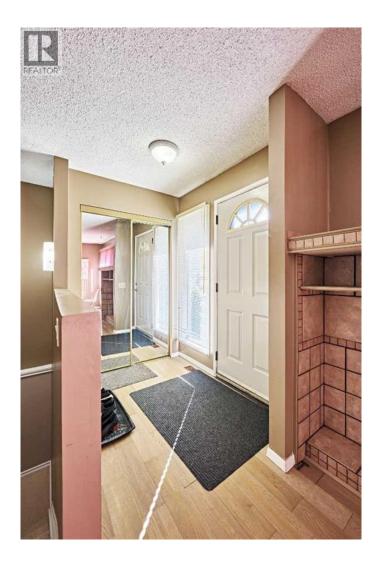
Exterior Wood siding Construction Wood frame

Foundation Poured Concrete

# **Listing Details**

Listing Office

**Grand Realty** 







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