

38, 28 Berwick Crescent NW
Calgary, Alberta

MLS # A2309097



\$419,900

Division:	Beddington Heights		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 2 Wall TV'S & 2 Wall TV Mounts (in Rec Room & 2nd Bedroom)

Let the Sun Shine In! BRIGHT 2 Storey END UNIT Townhome with fenced yard & DOUBLE Garage in a QUIET, Well-Maintained Complex Steps from Shopping, Transit & Schools. Stunning Design flooded with Natural Light - Vaulted Ceilings, 2 Storey Fireplace, a Floor-to-Ceiling Wall of Windows AND a Beautifully Maintained Interior with Numerous UPDATES throughout - Kitchen, Bathrooms, Appliances, some Flooring PLUS ALL WINDOWS & the FRONT DOOR were replaced by the Owner in the last 5 years. UPPER Level features 2 Bedrooms including a Large Master with His/Her Closets, a remodeled Ensuite Bath, an Updated 4 Piece Bathroom, & a versatile Open LOFT with Bay Window - Perfect Home Office/Playroom/TV Area OR EASILY CONVERTED to a 3rd BEDROOM for your growing family. Lower Level development adds a REC ROOM with TV & Exercise Areas, a Laundry Room, & Lots of additional storage. Easy Access to Street Parking for guests, Private Fenced WEST Yard & Condo Fees include Water/Sewer Utilities too! Professionally Managed PET-FRIENDLY Complex with New Shingles & Siding in a PERFECT Location - 2 minutes' walk to the Bus Stop, a 10 minute walk from 2 Elementary Schools & the community association, a 3 Minute drive to Area Shopping, 6 Minutes' drive to Nose Hill Park & 2 Off Leash Areas, & QUICK ACCESS to both Deerfoot & Stoney Trails!