

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

MLS® #A2212271

**\$550,000**

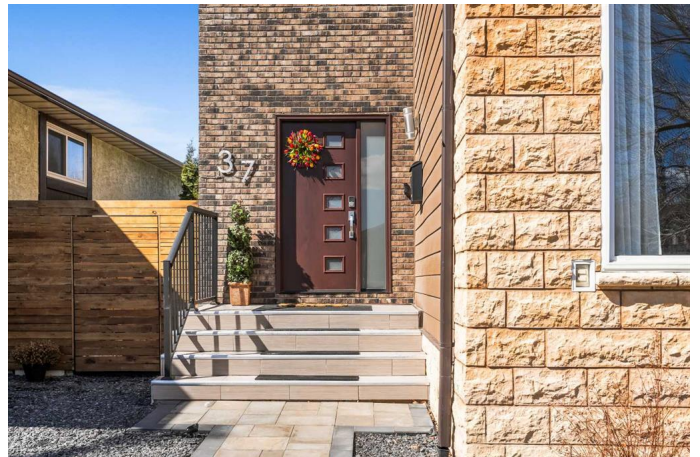
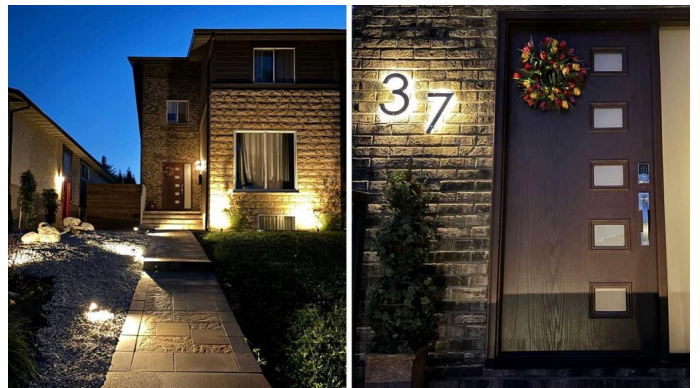
4 Bedroom, 3.00 Bathroom, 1,114 sqft

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	8
Zoning	R-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.