

# \$489,900 - 28 Berwick Rise Nw, Calgary

MLS® #A2250703

**\$489,900**

2 Bedroom, 2.00 Bathroom, 1,012 sqft

Residential on 0.11 Acres

Beddington Heights, Calgary, Alberta

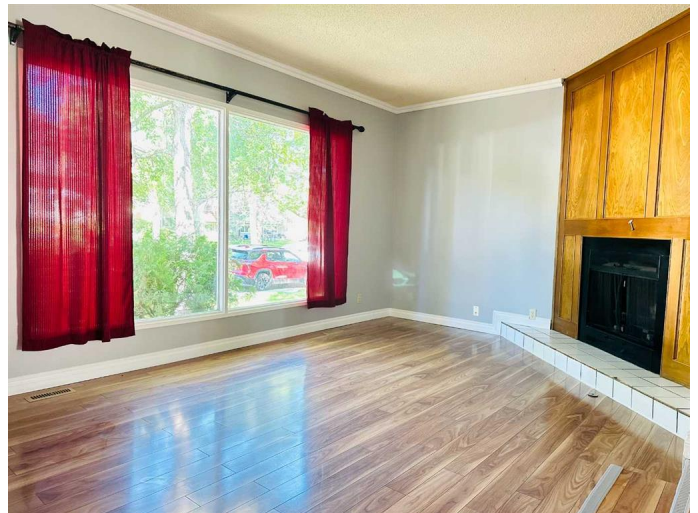
Perfect starter home or investment opportunity in great condition, located on a quiet tree-lined street in a fantastic community. This unique property features a sunken living room with a cozy wood-burning fireplace, a spacious kitchen with a large eating nook, and a separate dining room. The main floor offers a primary bedroom with a cheater door to the main 4-piece bath, along with a second generously sized bedroom. The fully developed lower level includes a family room with a wet bar, an additional recreation room/office (no window), a 3-piece bathroom/laundry room, storage, and a utility room. Situated on a large reverse-pie lot, the home boasts a double driveway and beautifully landscaped grounds with mature shade trees and hedges. The east-facing backyard is fully fenced and features a stone patio, ideal for summer enjoyment. Recent updates include a high-efficiency furnace (Dec 2022), laminate flooring (2016 & 2025), and upgraded kitchen and dining room windows (2016). Conveniently close to the airport, Nose Hill Park, schools, public transit, shopping, and more. This one will go fast—book your showing today and don't miss this opportunity!

Built in 1978

## Essential Information

MLS® # A2250703

Price \$489,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,012       |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28 Berwick Rise Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1C8            |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Parking Spaces | 2                               |
| Parking        | Front Drive, Parking Pad, Paved |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                               |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Wood Burning                                                                  |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Yard, Irregular Lot, Private |
| Roof              | Asphalt Shingle                   |

|              |                                    |
|--------------|------------------------------------|
| Construction | Concrete, Metal Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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