

# \$435,000 - 63, 28 Berwick Crescent Nw, Calgary

MLS® #A2249814

**\$435,000**

2 Bedroom, 3.00 Bathroom, 1,312 sqft

Residential on 0.00 Acres

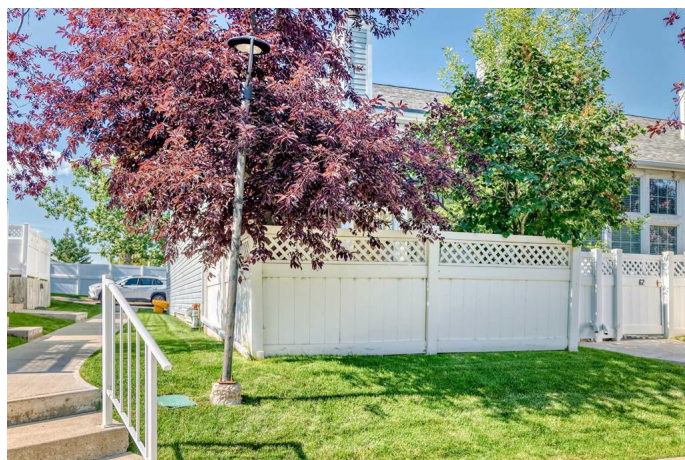
Beddington Heights, Calgary, Alberta

Welcome to this charming 2-Bedroom end unit townhome located in Beddington Heights. This beautifully maintained 2-bedroom, 2.5-bath townhome offers the ideal balance of comfort, functionality, and style — all in a quiet, friendly neighbourhood. Step inside to a warm, inviting living space filled with natural light and tasteful finishes throughout. The open-concept main level features a spacious living room with a gorgeous fire place, a well-appointed kitchen with plenty of storage and counter space, and a convenient half bath — perfect for guests. Upstairs, you’ll find two generously sized bedrooms offering privacy and convenience for family members or guests. With in-unit laundry, dedicated parking, and low-maintenance living, this end unit townhome checks all the boxes. Located close to shops, dining, parks, and major commuter routes — this is the perfect place to call home. Don't miss this cozy gem — schedule your showing today!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2249814  |
| Price      | \$435,000 |
| Bedrooms   | 2         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,312         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 63, 28 Berwick Crescent Nw |
| Subdivision | Beddington Heights         |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3K1Y7                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Snow Removal    |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Open Floorplan, Storage                                                                                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, ENERGY STAR Qualified Refrigerator, Garage Control(s), Washer, Window Coverings, ENERGY STAR Qualified Appliances |
| Heating           | Central, Fireplace(s), Forced Air, Natural Gas                                                                                                       |
| Cooling           | None                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                    |
| Fireplaces        | Brick Facing, Family Room, Wood Burning, Gas Starter                                                                                                 |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Finished, Full                                                                                                                                       |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Back Lane, Dog Run Fenced In, Few Trees, Landscaped |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 10                |
| Zoning         | M-C1 d100         |
| HOA Fees Freq. | MON               |

**Listing Details**

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

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