

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

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MLS® #A2259911

**\$469,900**

4 Bedroom, 3.00 Bathroom, 1,103 sqft

Residential on 0.09 Acres

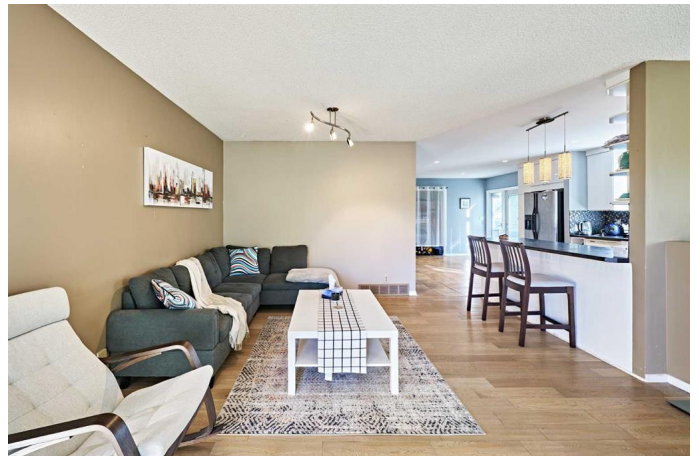
Beddington Heights, Calgary, Alberta

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.

Built in 1978

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2259911               |
| Price          | \$469,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,103                  |
| Acres          | 0.09                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8414 Berwick Road Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1E5              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                              |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Wood Burning                                                                             |
| Has Basement      | Yes                                                                                      |
| Basement          | Full                                                                                     |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Other, Playground            |
| Lot Description   | Back Lane, Corner Lot, Front |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Wood Siding      |
| Foundation        | Poured Concrete              |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|



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