



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 BERWICK Hill, Calgary T3K 1C4**

MLS® #: **A2153270**      Area: **Beddington Heights**      Listing Date: **08/30/24**      List Price: **\$799,998**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1977**      Abv Sqft: **1,197**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,274 sqft**      Ttl Sqft: **1,197**  
 Lot Shape:

DOM

**19**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bi-Level**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **No Animal Home,No Smoking Home,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 9`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 10`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>18`6" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 8`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`9" x 12`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>		<b>3pc Ensuite bath</b>	<b>Main</b>	
<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 9`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`9" x 8`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>18`1" x 11`9"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>8`0" x 13`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 8`8"</b>	<b>Laundry</b>	<b>Basement</b>	<b>3`1" x 5`4"</b>
<b>Den</b>	<b>Basement</b>	<b>12`10" x 7`8"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**7711449**

Remarks

Pub Rmks:

**\*\*\* Open House Sat Sep 7 from 1:00 PM - 3:00 PM \*\*\*\*Discover an exceptional investment opportunity with this stunning bi-level home, ideally situated in the highly sought-after Beddington community in NW Calgary. This fully renovated property offers a total of 5 spacious bedrooms—3 on the main floor and 2 in the beautifully finished walk-up basement. With top-tier finishes throughout, this home is move-in ready, making it perfect for families. Conveniently located just minutes from elementary and junior high schools, and only 5 minutes from John G. Diefenbaker High School, this residence is ideally positioned for families with school-aged children. The main floor features a massive living room with large windows and a modern fireplace, creating a welcoming and stylish space. The adjacent dining area is perfect for gatherings, and the kitchen is a chef's dream, complete with quartz countertops, stainless steel appliances, and sleek cabinetry. The main floor also includes a luxurious master bedroom with an ensuite bathroom, along with two additional bedrooms and a 4-piece bathroom. The fully renovated basement, accessible via a separate entrance, boasts a huge family room with a wood fireplace, adding a cozy touch for winter months, and two more well-sized bedrooms. Adding to the convenience and security of this property is a double car garage with lane access. Excellent transportation options and nearby bus routes make commuting a breeze. The home is also close to major grocery stores such as Safeway, T&T Supermarket, and Real Canadian Superstore, as well as a bike pathway network that provides ample recreational opportunities. With proximity to downtown and direct access to parks, this location offers the best of both convenience and leisure. This impeccable home is ready for you to move in and enjoy. Opportunities like this don't last long—contact your favorite realtor today to secure this incredible property and capitalize on this exceptional investment opportunity.**

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX Realty Professionals**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













