

## 28 BERWICK Crescent #47, Calgary T3K1Y7

Sewer:

**Beddington Heights** Listing 09/12/24 List Price: **\$415,000** MLS®#: A2163584 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area 1979 Year Built: Abv Saft:

Low Sqft: Lot Information

Ttl Sqft: Lot Sz Ar: 1,289

DOM 7

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,289

1(1)

2 2

2.5 (2 1)

2 Storey

Lot Shape:

Access:

Lot Feat: Interior Lot, Landscaped, Other Park Feat: **Double Garage Attached** 

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air **Vinyl Siding, Wood Frame** 

Flooring:

Ext Feat: Playground, Private Entrance, Private Yard Carpet, Ceramic Tile, Hardwood Water Source:

> Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Int Feat:

No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s) **Utilities:** 

Room Information

Level Room **Dimensions** Room Level **Dimensions Bedroom - Primary** Second 16`7" x 10`2" 2pc Bathroom Main 5`2" x 5`1" 3pc Ensuite bath 7`6" x 4`11" 7`6" x 4`11" Second 4pc Bathroom Second

Legal/Tax/Financial

Condo Fee: Title: Zoning:

Fee Simple M-C1 \$507

Fee Freq:

## Monthly

Legal Desc: **8010385** 

Remarks

Pub Rmks:

Welcome to this beautifully maintained townhouse located in the heart of the desirable community of Beddington. This property stands out with its spacious double attached garage, offering both convenience and ample storage space for vehicles, tools, and other essentials. Whether you're a family looking for a cozy home or a professional seeking an easy-to-maintain space, this townhouse is the perfect fit. As you step inside, you'll be greeted by a bright and open layout that effortlessly combines function and style. The living room boasts a charming wood-burning fireplace, creating a warm and inviting atmosphere—ideal for relaxing with loved ones on cool evenings or hosting guests during the colder months. The fireplace, paired with the rich wood tones throughout the home, adds character and a timeless aesthetic that makes this property truly special. The kitchen is well-equipped, with ample counter and cabinet space for all your culinary needs, and it seamlessly connects to a dining area that's perfect for both casual meals and formal dinners. Large windows throughout the home ensure plenty of natural light, making the space feel airy and welcoming. Upstairs, you'll find spacious bedrooms with generous closet space, offering comfort and privacy for everyone in the household. The bathrooms are well-appointed and provide both practicality and modern style. With its well-maintained condition and fantastic location, this townhouse shows beautifully and is move-in ready. Nestled in a quiet, family-friendly neighborhood, it's just minutes from schools, parks, shopping, and public transportation. Don't miss the opportunity to own this gem in Beddington—schedule your viewing today! \*\*\*Open House - September 14 @1-3PM\*\*\*

Inclusions: N

Property Listed By: First Place Realty

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







