



THE
A-TEAM

**RE/MAX
FIRST**

28 BERWICK Crescent #57, Calgary T3K 1Y7

MLS® #: **A2168956** Area: **Beddington Heights** Listing Date: **11/28/24** List Price: **\$400,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1979**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Corner Lot,Few Trees,Front Yard,Private**
 Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **1,322**
 Low Sqft:
 Ttl Sqft: **1,322**

DOM

23
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Other,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	16`9" x 10`2"	Bedroom	Second	10`8" x 9`0"
Den	Basement	10`10" x 7`9"	Den	Basement	13`8" x 10`10"
2pc Bathroom	Main	5`2" x 5`1"	4pc Ensuite bath	Second	7`4" x 4`11"
4pc Bathroom	Second	7`4" x 4`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$524

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8010385

Remarks

Pub Rmks: **Stylish Townhouse in Berwick with Modern Updates Discover the perfect blend of style, comfort, and convenience in this beautifully updated townhouse located in the heart of Beddington. Boasting thoughtful upgrades and a spacious layout, this home is ideal for families, professionals, or investors looking for a property that truly stands out. From the moment you arrive, the curb appeal is undeniable, thanks to the brand-new bay windows that add a touch of elegance to the façade while filling the interiors with natural light. Step inside and be greeted by newly installed engineered hardwood floors that flow seamlessly through the main living spaces, adding warmth and sophistication. The open-concept living and dining areas are designed for modern living, offering plenty of space to entertain or unwind in comfort. The bright kitchen provides ample cabinetry and room for personalization, making meal preparation a joy.**

Inclusions: N/A
Property Listed By: First Place Realty

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









