



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**28 BERWICK Crescent #23, Calgary T3K 1Y7**

MLS® #: **A2178819** Area: **Beddington Heights** Listing Date: **11/15/24** List Price: **\$424,900**  
 Status: **Active** 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: **1,312**  
 Lot Shape: **1,312**

Access:  
 Lot Feat: **Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached**

DOM

**5**  
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** Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Linoleum**  
 Sewer: Ext Feat: **Other** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	8`11" x 5`1"	Living Room	Main	17`5" x 12`6"
Dining Room	Main	9`5" x 10`10"	Kitchen With Eating Area	Main	10`1" x 8`7"
2pc Bathroom	Main	5`2" x 5`1"	Loft	Upper	14`4" x 7`10"
Bedroom	Upper	9`0" x 10`9"	4pc Bathroom	Upper	4`11" x 7`6"
Bedroom - Primary	Upper	10`3" x 16`9"	3pc Ensuite bath	Upper	4`11" x 7`5"
Furnace/Utility Room	Basement	26`8" x 6`4"	Flex Space	Basement	26`1" x 12`0"

Legal/Tax/Financial

Condo Fee:  
**\$507**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8010385**

Remarks

Pub Rmks: **OPEN HOUSE Sat, Nov 23 from 1-3PM & Sun, Nov 24 from 2-4PM\*\*\*\*\*Prime Location! This beautiful townhouse offers unmatched convenience, situated near Beddington Towne Centre, parks, schools, scenic walking paths, and Nose Hill Park. Easy access to Beddington Trail, Stoney Trail, and Deerfoot Trail ensures a smooth commute anywhere in the city. Inside, the spacious layout features an impressive double garage and a large master with en suite, as well a well desired loft . The kitchen boasts hardwood floors, while the living room, with its open-to-below design, has cozy carpeting and a striking floor-to-ceiling wood fireplace that adds warmth and character. A convenient 2-piece bath and garage access complete the main level. Upstairs, you'll find a generous master suite with double closets and 3-piece ensuite, plus an additional 4-piece bath, a second well-sized bedroom, and a versatile loft space that overlooks the living room—ideal for a sitting area, home gym, or office. The developed basement includes a rec room and laundry area. Outside, the fenced front yard offers space for BBQs and relaxation, with serene views of trees and greenspace. This well-managed, meticulously maintained complex is a true gem! Tremendous value and shows extremely well.**

Inclusions:  
Property Listed By: **Diamond Realty & Associates LTD.**

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









