

# \$479,900 - 115 Berwick Way Nw, Calgary

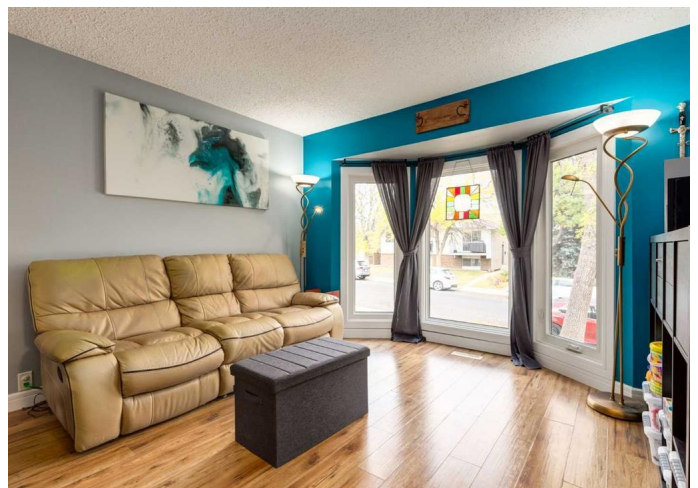
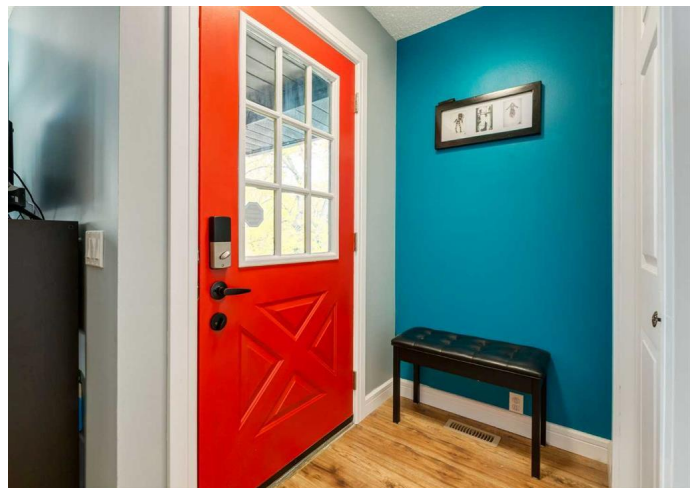
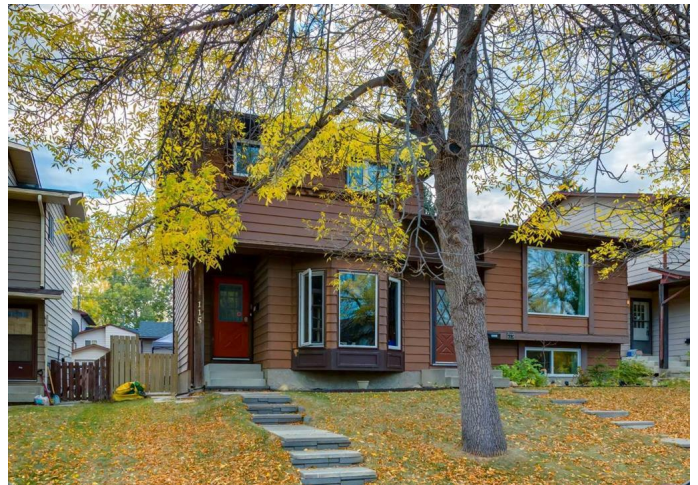
MLS® #A2260898

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,094 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully updated semi-detached home, perfectly located on a quiet, tree-lined street in the heart of Beddington. This move-in ready property has been thoughtfully upgraded over the years, offering a seamless blend of modern comfort and classic charm. Step inside to find a bright and spacious living room filled with natural light from a large front bay window. The main floor features a dedicated dining area and a renovated kitchen with quartz countertops and updated cabinetry—ideal for both everyday living and entertaining. A convenient mudroom with a half bath provides access to the backyard and the double detached garage, which was built in 2018. Upstairs, you'll find three bedrooms, including a large primary suite with dual closets. The full bathroom has been stylishly updated with quartz countertops and a tiled shower. The lower level adds even more functional space with a cozy media/family room, a flexible area perfect for a home office and a laundry/utility room complete with a sink and plenty of storage. Major updates include vinyl windows, furnace (2015), hot water tank (2023), shingles (2008), and many other thoughtful improvements throughout the home. Outside, the private backyard features a firepit and is perfect for kids, pets, or relaxing with friends. With a double garage, and additional street parking, convenience is at your doorstep. This home is also a close distance to Nose Hill Park, schools, public transit, and a wide variety of



shopping. Offering exceptional value in a well-established neighborhood, this home is ready for its next chapter. Book your private showing today!

Built in 1978

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260898               |
| Price          | \$479,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,094                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 115 Berwick Way Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1B8            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vinyl Windows                                                                  |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |

|              |                |
|--------------|----------------|
| Heating      | Forced Air     |
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Metal Siding              |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 10                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.