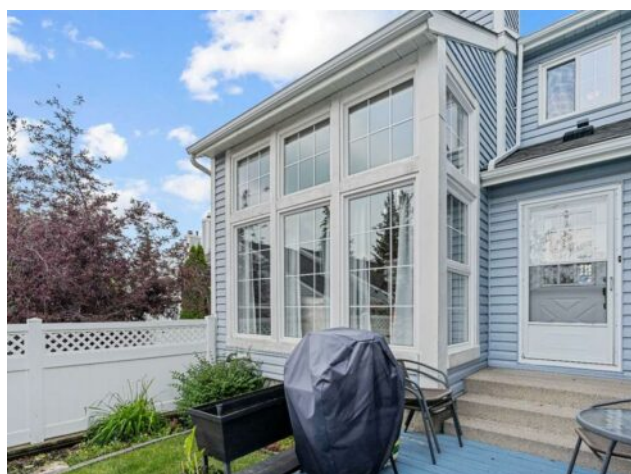


33, 28 Berwick Crescent NW  
Calgary, Alberta

MLS # A2242276



## \$445,900

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached		
<b>Lot Size:</b>	4.89 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Landscaped, Private		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

This is an exceptional opportunity to acquire a well-maintained townhouse featuring over 1,300 sqft of living space. This property has been thoughtfully improved, offering enhanced comfort and modern appeal with updates including a newer garage door, newer furnace motor, comprehensive basement renovation, hardwood flooring, kitchen renovation includes modern stainless steel appliances. End unit located next to green space which benefits from abundant natural light and includes bright bay windows. The home showcases soaring vaulted ceilings and a wood-burning fireplace with a two-story stone facade. A flexible loft area and a finished basement perfect for a media room or recreation space. A significant asset is the double-car garage.