

# \$469,900 - 8414 Berwick Road Nw, Calgary

MLS® #A2259911

**\$469,900**

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Open House Oct 19th 11am-2pm. Located in the mature neighbourhood of Beddington Heights across from an expansive park with toboggan hill, fields and baseball diamond.

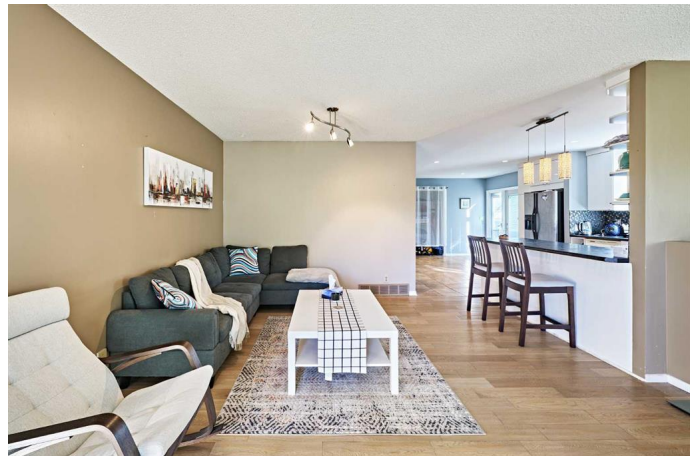
This nicely home has an open floor plan, bright and spacious living room with a wood burning fireplace. The kitchen features a breakfast eating bar, gas range, white modern cabinetry with custom pull outs providing superior storage solutions and plenty of work surfaces. Large dining room with patio doors leading low maintenance outdoor space. The king sized primary bedroom with walk in closet and 2 piece en-suite, could be easily converted to a full en-suite. A second bedroom or home office and 4-piece bathroom with deep soaker tub with tile surround to ceiling and custom cabinets utilizing the space nicely. The lower level is fully developed with rec room, den, 2 additional bedrooms, 3-piece bathroom, laundry room and storage. You private side yard features a large deck with ample space for full dining table and BBQ cooking area, plus a second patio stone area perfect for dogs, kids toys or firepit, a large storage shed and double concrete parking pad. Best value in this area!

Built in 1978

## Essential Information

MLS® #                      A2259911

Price                         \$469,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,103                  |
| Acres          | 0.09                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8414 Berwick Road Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1E5              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                              |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                  |
| Cooling           | None                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Wood Burning                                                                             |
| Has Basement      | Yes                                                                                      |
| Basement          | Finished, Full                                                                           |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other, Playground                              |
| Lot Description   | Back Lane, Corner Lot, Front Yard, See Remarks |
| Roof              | Asphalt Shingle                                |

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
| Foundation   | Poured Concrete         |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 25                   |
| Zoning         | R-CG                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|



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