

# \$549,000 - 8610 Berwick Road Nw, Calgary

MLS® #A2226427

## \$549,000

5 Bedroom, 2.00 Bathroom, 950 sqft  
Residential on 0.06 Acres

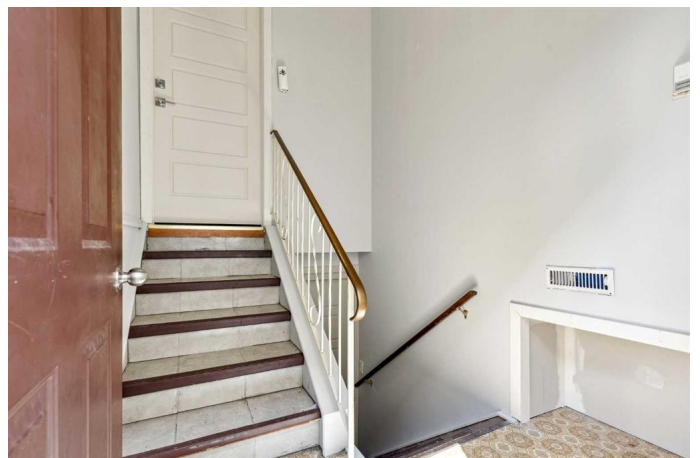
Beddington Heights, Calgary, Alberta

Welcome to this wonderful Bi-Level property, legally suited, in Beddington. Across the street is a fantastic park with a ball diamond and soccer pitches. There is lots of additional street parking. This semi detached property has two bedrooms upstairs and three bedrooms downstairs. Each unit has its own bathroom and laundry. Each kitchen has stove, fridge and a built in dishwasher. Major upgrades in 2019 include new shingles; additional attic insulation; front deck renovations; LVP flooring in the lower level; and new, triple pane windows throughout. This property is in a fabulous location close to two elementary schools, public transportation and shopping. This is a great property! make it your home!

Built in 1978

### Essential Information

MLS® #	A2226427
Price	\$549,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	8610 Berwick Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1E6

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
Days on Market	8
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

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.