

\$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

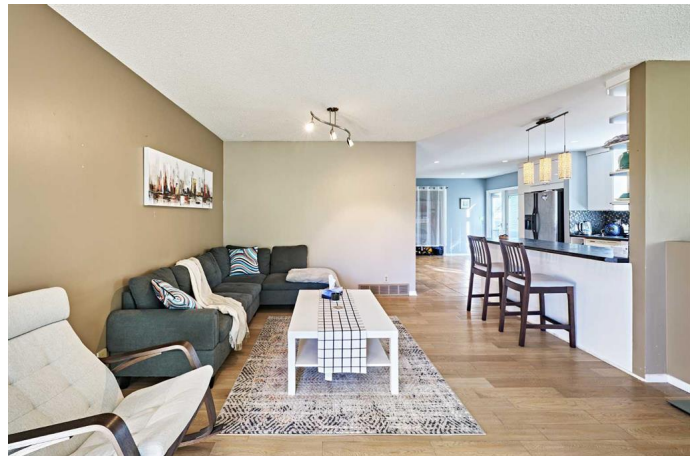
Located in the mature neighbourhood of Beddington Heights across from an expansive park with toboggan hill, fields and baseball diamond. This nicely home has an open floor plan, bright and spacious living room with a wood burning fireplace. The kitchen features a breakfast eating bar, gas range, white 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	11
Zoning	R-CG

Listing Details

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.