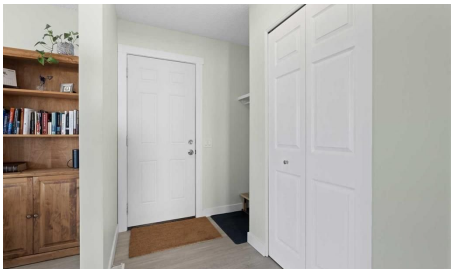
11 Berwick Hill NW

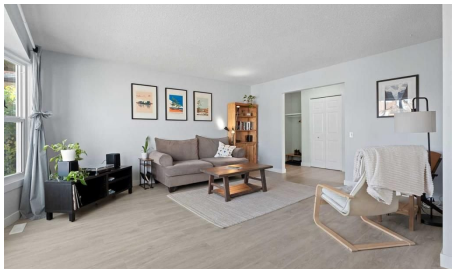
Calgary | Active | MLS® A2350760

$579,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1978**	**1,176.81 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Set on a quiet street in Beddington Heights, this meticulously maintained and fully updated 3-level split offers over 1,600 sq. ft. of finished living space and is truly move-in ready. The bright main floor features a large bow window that fills the living room with natural light, while luxury vinyl plank flooring carries throughout the home for a clean, modern feel. The eat-in kitchen provides plenty of space for everyday meals, with a separate dining room just off the kitchen for larger gatherings. Upstairs, you'll find three bedrooms, including a spacious primary with its own 2-piece ensuite, along with a 4-piece main bathroom. The lower level adds two additional bedrooms with large windows, a 3-piece bathroom, and flexible living space, while the clean crawl space offers an impressive amount of storage. Outside, the beautifully landscaped yard leads to a large, private, fully fenced backyard, complete with a single garage, parking pad, and a gate for RV parking. The extensive updates include a brand-new exterior with a NEW ROOF and NEW SIDING, along with newer windows, doors, furnace, stainless steel appliances, updated light switches and plugs, and a reverse osmosis water system. With Nose Hill Park, schools, playgrounds, and everyday amenities nearby, this is a home where the major work has already been taken care of-you can simply move in and enjoy!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350760
Bedrooms	5
Bathrooms	3
Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 Level Split
Total Living Area:	1,176.81 sq. ft.
Main Level Finished Area:	606 sq. ft.

Upper Level Finished Area:	570.81 sq. ft.
Below Grade Finished Area:	531.47 sq. ft.
Acreage:	No
Lot Area:	5,274 sq. ft.
Lot Frontage:	48'
Front Exposure:	East
Levels:	3 Level Split
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	7711449
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None

Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Garage Door Opener, Parking Pad, RV Access/Parking, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Picnic Table, Shoe Cabinet, RO System
Restrictions:	Utility Right Of Way
Main Floor	Dining Room · 11'7" × 9'1" ·
Main Floor	Foyer · 13'10" × 6'6" ·
Main Floor	Kitchen · 13'3" × 11'2" ·
Main Floor	Living Room · 17' × 13'10" ·
2nd Floor	Bedroom - Primary · 17'1" × 12'2" ·
2nd Floor	Bedroom · 12'10" × 8'1" ·
2nd Floor	Bedroom · 9'11" × 9'6" ·
Lower Level	Bedroom · 10'9" × 9' ·
Lower Level	Bedroom · 10'7" × 8'9" ·
Lower Level	Game Room · 13'8" × 12'11" ·
Lower Level	Furnace/Utility Room · 11'1" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Walking/Bike Paths

Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Exterior Features:	Storage
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Front Yard, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/11-berwick-hill-nw-calgary-a2350760/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.