224 Berwick Way NW

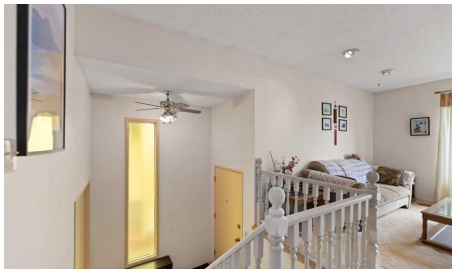
Calgary | Active | MLS® A2338257

$469,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**1978**	**1,032 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to 224 Berwick Way NW, a bright and spacious bi-level located in the established community of Beddington Heights.

The main floor offers a comfortable and functional layout with a generous living room, dining area, and kitchen, with direct access to the large rear deck, a great space for summer BBQs, outdoor dining, and entertaining. The deck measures approximately 19'5" × 11'4".

Two spacious bedrooms are located on the main level, including a well-sized primary bedroom with its own private 2-piece ensuite, along with a full 4-piece main bathroom.

The fully developed basement provides plenty of additional living space, featuring a large family/recreation room with a wet bar, a third bedroom, a 3-piece bathroom, and a spacious utility/laundry area.

Additional highlights include a brand new roof completed in 2025, a newer deck completed in 2023, and an oversized detached garage measuring approximately 24' × 16', providing excellent parking, storage, and workspace.

Conveniently located close to schools, parks, shopping, transit, and major roadways, this home offers generous living space, a practical layout, and a great location in a mature NW Calgary neighborhood.

Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338257
Bedrooms	3
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:	Bi-Level
Total Living Area:	1,032 sq. ft.
Main Level Finished Area:	1,032 sq. ft.
Below Grade Finished Area:	957 sq. ft.
Acreage:	No
Lot Area:	4,736 sq. ft.
Lot Frontage:	38'9"
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7711449
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	2
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Off Street, Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dryer, Garage Control(s), Oven, Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 11'8" × 5'4" ·
Main Floor	Living Room · 15'9" × 15'5" ·
Main Floor	Kitchen · 9'10" × 8' ·
Main Floor	Bedroom - Primary · 13'11" × 10'7" ·
Main Floor	Bedroom · 12'4" × 10'7" ·
Main Floor	Foyer · 7' × 4'8" ·
Basement	Family Room · 18'5" × 15'6" ·
Basement	Furnace/Utility Room · 15'6" × 14'9" ·
Basement	Bedroom · 11'9" × 9'8" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Aug 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224-berwick-way-nw-calgary-a2338257/

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

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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.