228 Berwick Drive NW

Calgary | Active | MLS® A2335737

$479,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1980**	**1,083.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Offering over 2000 sq. ft. of developed living space, this well-maintained home presents an exceptional opportunity for investors or homeowners looking to offset their mortgage with rental income. Featuring a fully LEGAL 2-bedroom, 1-bathroom basement suite with a private walkout entrance and separate laundry, this property is ideal for multi-generational living or as a turnkey income-producing investment.

The bright and inviting main floor is filled with natural light from three large front windows and offers a spacious open-concept living room and kitchen, new lvp flooring, three generously sized bedrooms, separate laundry and a full 4-piece bathroom.

The self-contained legal basement suite provides two comfortable bedrooms, a full 4-piece bathroom, a functional kitchen, spacious living area, separate laundry, and its own private walkout entrance, offering excellent privacy and flexibility for tenants or extended family.

Situated on a quiet street in the established community of Beddington Heights, this home enjoys an outstanding location close to everything you need. Within minutes you'll find Beddington Towne Centre, grocery stores, restaurants, cafés, pharmacies, and everyday shopping, while nearby schools, parks, playgrounds, and off-leash areas make it an ideal setting for families. Outdoor enthusiasts will appreciate the close proximity to Nose Hill Park, one of Calgary's largest natural parks with extensive walking and cycling pathways. Commuting is effortless with convenient public transit nearby and quick access to Centre Street, Beddington Trail, Deerfoot Trail, Stoney Trail, and 14 Street NW, providing excellent connectivity throughout the city.

Complete with a fully fenced backyard and parking pad for two vehicles, this is a fantastic opportunity to own a versatile property in one of northwest Calgary's most convenient and established communities. Whether you're searching for a home with a mortgage helper or a strong investment property, this one is not to be missed. Be sure to view the virtual tour and book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335737
Bedrooms	5
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,083.07 sq. ft.
Main Level Finished Area:	1,083.07 sq. ft.
Below Grade Finished Area:	981.29 sq. ft.
Lot Area:	1,593 sq. ft.
Lot Frontage:	23'5 7/8 "
Front Exposure:	Southeast
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7911017
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out, Walk Up

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 19'1" × 10'11" ·
Main Floor	Kitchen · 9'1" × 9'1" ·
Main Floor	Dining Room · 15' × 9'11" ·
Main Floor	Bedroom · 12'3" × 8'5" ·
Main Floor	Bedroom - Primary · 13'5" × 10'2" ·
Main Floor	Bedroom · 10'2" × 9'5" ·

Basement	Game Room · 13'10" × 12'3" ·
Basement	Kitchen · 10'11" × 8'10" ·
Basement	Bedroom - Primary · 18'1" × 12'6" ·
Basement	Bedroom · 8'10" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Aug 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/228-berwick-drive-nw-calgary-a2335737/

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