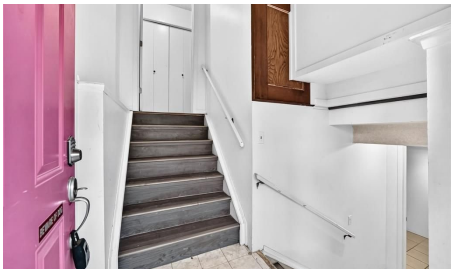
260 Berwick Drive NW

Calgary | Active | MLS® A2352672

$419,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**890.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Real Estate (Mountain View)

A closer look

AFFORDABLE INVESTMENT OPPORTUNITY IN BEDDINGTON HEIGHTS! Ideally situated in an established northwest Calgary community, this versatile bi-level offers 4 bedrooms, 2 full bathrooms, and a functional layout with a separate lower-level living space. The main floor features 2 bedrooms and a full bathroom, its own laundry while the lower level also offers an additional 2 bedrooms, another full bathroom, with its own kitchen, and separate laundry - providing excellent flexibility for extended family, multi-generational living, or investors seeking rental income potential. Priced aggressively for today's market, this property is an opportunity worth a closer look. Amazing location, only 2-4 minutes drive or 10-15 minutes walk to Nose Hill Park, enjoy convenient access to one of Calgary's largest natural parks, featuring extensive walking and hiking trails, native grasslands, wildlife, and designated off-leash areas. Commuting is made easy with access to Beddington Trail, Deerfoot Trail, Centre Street for routes toward downtown, and Stoney Trail for travelling across the city. Everyday amenities are close at hand, including Beddington Towne Centre for groceries, pharmacy needs, shopping, and services. The community also offers neighbourhood parks, pathways, schools, and community programming, creating a convenient and established place to call home. Whether you're looking for an affordable entry into the Calgary real estate market, a property with flexible living arrangements, or an investment opportunity, this Beddington property is calling out to you!. Excellent value, only a year old roof shingles and a practical layout with upper living and basement suite (illegal) to rent out and a location that makes everyday living easy - don't miss this opportunity! CALL your REALTOR FAST to VIEW!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352672
Bedrooms	4
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	890.2 sq. ft.
Main Level Finished Area:	890.2 sq. ft.
Lot Area:	2,830 sq. ft.
Lot Frontage:	25'9"
Front Exposure:	South
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7911017
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Wood Burning
Garage:	No
Parking:	Off Street
Parking Places:	0
Parking Total/Covered:	0 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Dining Room · 9'10" × 9'8" ·
Main Floor	Living Room · 12'11" × 12'4" ·
Main Floor	Bedroom · 9'9" × 8'10" ·
Main Floor	Kitchen · 10'5" × 8'2" ·
Main Floor	Bedroom - Primary · 12'3" × 10'6" ·
Basement	Bedroom · 9'10" × 8'9" ·
Basement	Kitchen · 8'9" × 8' ·
Basement	Bedroom · 9' × 8'9" ·
Basement	Living Room · 26'9" × 8'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/260-berwick-drive-nw-calgary-a2352672/

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

Data was last updated November 27, 2026 at 05:30 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.