$469,900 - 8414 Berwick Road Nw, Calgary

MLS® #A2259911

$469,900
4 Bedroom, 3.00 Bathroom, 1,103 sqft
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Over 2,000 sq. ft. of bright, functional living space directly facing a beautiful park with open fields, a toboggan hill, and a baseball diamond â€” perfect for families, pet owners, or anyone who loves outdoor living. Step inside to an open-concept main floor featuring a spacious living room filled with natural light and a cozy wood-burning fireplace. The modern kitchen includes a gas range, white cabinetry with custom pull-outs for smart storage, a breakfast bar, and generous counter space â€” ideal for cooking and entertaining. The large dining area opens to a low-maintenance private yard with a deck, perfect for barbecues and outdoor dining. The king-sized primary bedroom offers a walk-in closet and a 2-piece ensuite that can easily be expanded to a full ensuite. A second bedroom or home office and a stylish 4-piece bathroom with a deep soaker tub complete the main level.
Downstairs, enjoy a fully developed lower level with a spacious rec room, den, two additional bedrooms, a 3-piece bath, laundry room, and abundant storage. Outside, your private side yard features a large deck for entertaining, an extra patio area ideal for kids or a firepit, a storage shed, and a double concrete parking pad. Exceptional value in a sought-after, park-facing location â€” this home combines comfort, functionality, and lifestyle.

Built in 1978

Essential Information

MLS® #	A2259911
Price	$469,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
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

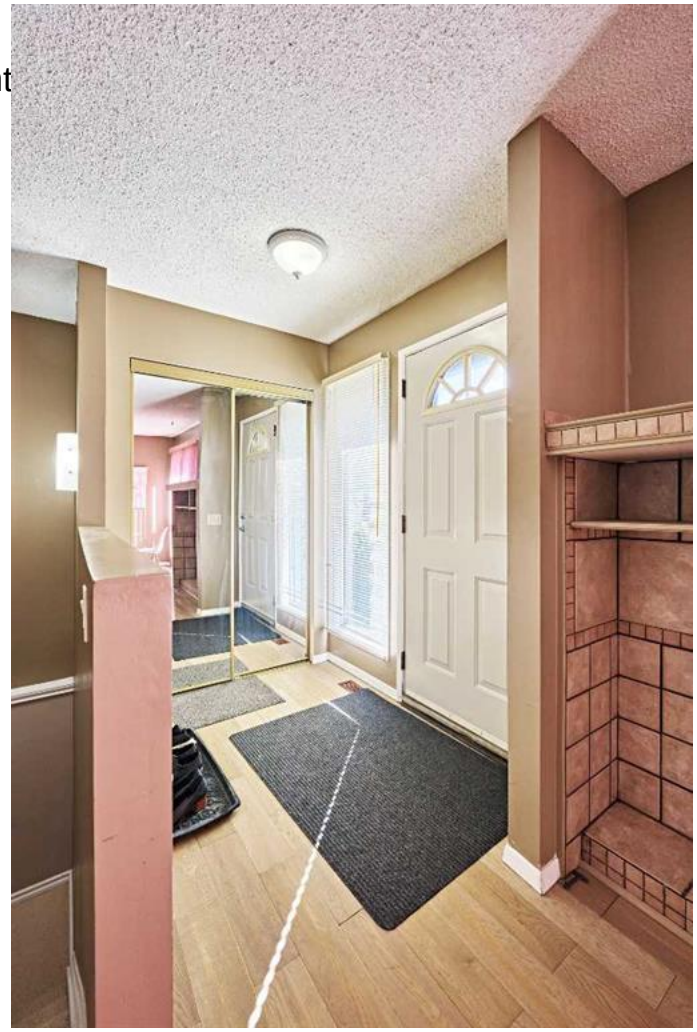
Parking Spaces	2
Parking	Parking Pad

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	Full

Exterior

Exterior Features	Other, Playground
Lot Description	Back Lane, Corner Lot, Front
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete



Additional Information

Date Listed	September 25th, 2025
Days on Market	39
Zoning	R-CG

Listing Details

Listing Office	Grand Realty

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