



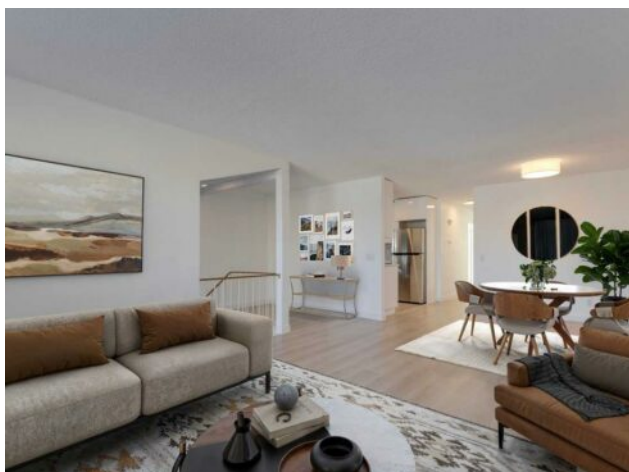
DON'T GAMBLE WITH YOUR HOME.
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92 Bearberry Crescent NW
Calgary, Alberta

MLS # A2264567

\$469,000



Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,108 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Walk-In Closet(s)		

Inclusions: Hood Fan

Welcome to 92 Bearberry Crescent NW: a freshly renovated and move-in-ready semi-detached bi-level split featuring 3 bedrooms and 2 full bathrooms, attached garage, upgraded windows, a partially developed basement and private yard space in a convenient Northwest location. 1. MAIN FLOOR AREA: Step into a bright, open-concept living and dining area enhanced by new flooring, modern finishes, and abundant natural light. The fully renovated kitchen showcases quartz countertops, full-height cabinetry that maximizes storage space, and modern design that feels straight out of a designer showcase. The primary bedroom offers generous space with a walk-in closet and a full ensuite. Two additional bedrooms and a stylish 4-piece main bathroom with tiled floors complete this impressive main floor level. At the back, a large wood deck overlooks the freshly sodded, fully fenced backyard, for a finished and private outdoor space. 2. LOWER FLOOR AREA: The lower level includes a developed laundry area with an open storage space and a large, partially developed basement. Most walls and the ceiling have been drywalled, and new electrical has been professionally installed, ready for pot lights and finishing touches. There's excellent potential to add a recreation space or develop for additional income. This makes the property ideal for investors seeking rental income or first-time buyers wanting to build equity through future development. 3. GARAGE + EXTRA PARKING: An attached single-car garage offers convenient interior access through the laundry area. The exterior has been refreshed, and a newly poured double wide concrete driveway for additional parking, enhancing the home's curb appeal. 4. A LOCATION WITH POTENTIAL: Set walking distance from schools, parks, playgrounds, shopping, and transit. You're just minutes from major

roadways, making it easy to get downtown or across the city. As the area continues to grow, homes here are showing strong appreciation, making this a smart investment for the future. Highlights at a Glance: - 3 bedrooms and 2 fully renovated bathrooms - New modern kitchen - Primary bedroom with ensuite and walk-in closet - Brand-new floors and lighting - Upgraded windows - Partially developed basement with laundry and drywall - Attached single-car garage + two car concrete driveway - Excellent potential for rental income