

\$439,950 - 1236 Berkley Drive Nw, Calgary

MLS® #A2091749

\$439,950

4 Bedroom, 3.00 Bathroom, 1,118 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Tired of paying condo fees? Check out this updated half duplex. 4 bedrooms, 2.5 bathroom in the established family neighbourhood of Beddington Heights in NW Calgary. The main floor of this bi level has a large, bright living area with a kitchen open to the dining area yet separated nicely with a new island full of extra storage. A grand expansive front room anchored by a corner wood burning fireplace renovated with new stone surround, hearth & mantle. Off the living room is a (10x12) expanded front deck – the perfect spot for relaxing on warm summer days complete with a natural gas line for your BBQ as an added convenience you™re sure to appreciate. Three good sized bedrooms on the main floor, a 4 piece updated family bathroom and a 2 pc en-suite off the primary bedroom. Basements in bi-levels offer deep bright windows which create great usable space, and this is no exception. This recently finished basement (with permits) has a huge family room with easy care laminate, a dry bar, 3 pc bathroom with heated tile floors & a spacious bedroom with a deep egress window. Finishing off this level is a large workshop/storage space and the laundry area. Out back is a small yard & a newly poured garage pad accessed of the back lane. Beddington Heights sits adjacent to Nose Hill Park, an 11 sq. Km grassland loaded with winding pathways, it is a favourite place for a relaxing walk & a perfect place to escape the city, within the city. Best views of the city and



the mountains are on top of Nose Hill and this home is literally a one block walk right into the Park. There are 2 schools within the community along with a local shopping plaza for groceries, restaurants and services.

Country Hills Boulevard is a quick car ride away where youâ€™ll find all the big box stores, theatres and more eateries. Quick & Easy access onto Stoney Trail â€” Calgaryâ€™s new ring road â€” which connects to the rest of the city in record time is another appreciated feature.

Welcome home,
youâ€™re going to love living here!

Built in 1982

Essential Information

MLS® #	A2091749
Price	\$439,950
Sold Price	\$482,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,118
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1236 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

Amenities

Parking Spaces	1
Parking	Alley Access, Parking Pad

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 11th, 2023
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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