

\$439,000 - 70 Berkley Close Nw, Calgary

MLS® #A2111802

\$439,000

4 Bedroom, 2.00 Bathroom, 987 sqft
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Set on a quiet street in an amazing location, this well-cared for Beddington home offers a bright and inviting layout. UPGRADES include New Furnace (Sept 2023), Water Tank (2022), Couple of Newer Windows and Telus Fiber Optics Roughed in. *****MAIN FLOOR*****

Gorgeous hardwood sets a warm and welcoming tone in the living area, where FLOOR-to-CEILING WINDOWS at either end flood the space with beautiful natural light, and a wood-burning FIREPLACE in a stone hearth creates a cozy atmosphere for relaxing evenings spent inside. In the kitchen, you will love the open layout that includes a SUNNY DINING area and sliding glass doors to the DECK. The windows here have been upgraded, and ceramic tile floors are a stylish and durable choice. An easy remodel of the cabinets and counters to your taste would instantly transform this into a perfect modern venue for family meals and gatherings. The Primary Bedroom has newer windows, and there is a second generous bedroom on this level as well. The main bathroom is another space that is in perfect condition where you could choose to keep the vintage charm or implement your DIY refresh ideas.

*****BASEMENT***** In the basement, youâ€™ll find the entry from the single-attached GARAGE as well 2 more bedrooms (not Egress) and a 2 Pc bathroom; great for a work-from-home setup or for older children. There is also a large laundry and utility room



on this level with a deep freezer, room for extra storage, and both the furnace and the hot water tank are new. ***OUTSIDE*** Outside, a stunning, parklike yard enjoys south exposure, and tiered lawns are dotted with mature trees and foliage that make it feel like your own secret garden. Direct access to the alley is a perk, and if you like to load up the RV in the summer you will appreciate the fact that you can pull straight through the back â€” no tricky reversing required. ***The AREA*** Within steps, you can enjoy the PARK just down the block, and there is something for everyone here. Nearby, schools, and dog parks are all in walking distance, as is public transit (#46) and the shops of Beddington Towne Centre. Nose Hill Park is also close, offering hours of hiking and activity in nature. Proximity to primary routes including Deerfoot Trail, Beddington Trail, and 14 St. provides easy driving to the Airport, Crossiron Mills, and the rest of Calgary as well. See this one today!

Built in 1978

Essential Information

MLS® #	A2111802
Price	\$439,000
Sold Price	\$480,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	987
Acres	0.10
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	70 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B3

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Freezer, Range Hood, Refrigerator, Washer/Dryer
Heating	High Efficiency, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Irregular Lot, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 10th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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