

\$490,000 - 8325 Berkley Road Nw, Calgary

MLS® #A2115048

\$490,000

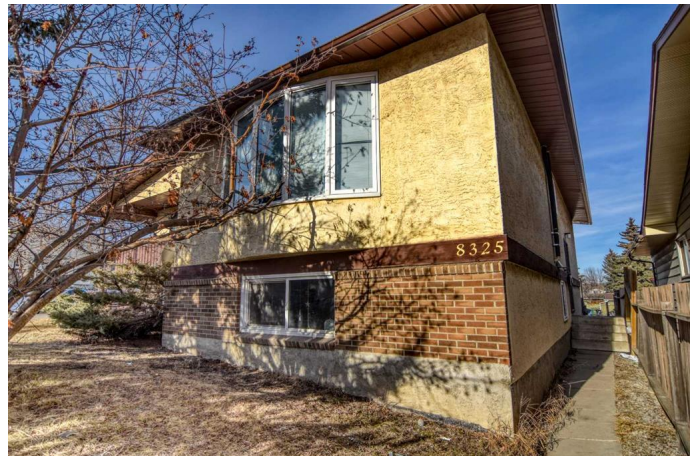
4 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this wonderful half duplex with a legal suite in the desirable North West Community of Beddington. This property has had the roof shingles, furnaces and windows upgraded within the last ten years as well the two hot water heaters upgraded in the last couple of years so there should be no major maintenance headaches. This bi-level property has a side entrance with separate entrance to the upper (legal) and lower (legal) suites. Upstairs you will find spacious living room with corner gas-lit fireplace, open dining area and large eat-in Kitchen, two bedrooms, four piece bath and laundry area. In the lower level (legal) there is a large living room area, dining area, eat-in kitchen, laundry and full bath as well as two bedrooms with large windows. Off street parking for two vehicles in the alley. The rent for the two units is currently \$3245.00 per month with rental increases possible almost immediately. The upper (legal) suite lease expires May 30th, 2024 and the lower suite (legal) lease expires June 30th, 2024 the tenants have expressed a desire to continue renting from the new owners. New RPR in the works. Tenants have requested no showings on Sunday - Sorry. Plan 7711171 Block 6 That portion of Lot 1 which lies South Westerly of the North Eastern 7.315 meters (24.0 Feet) in perpendicular width throughout said Lot excepting Mines and Minerals

Built in 1979



Essential Information

MLS® #	A2115048
Price	\$490,000
Sold Price	\$530,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	976
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	8325 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B5

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Outside

Interior

Interior Features	Laminate Counters, See Remarks, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Other, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, City Lot, Front Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 16th, 2024
Date Sold	March 26th, 2024
Days on Market	10
Zoning	M-C1 d100
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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