

\$624,900 - 20 Berkley Gate Nw, Calgary

MLS® #A2142054

\$624,900

5 Bedroom, 3.00 Bathroom, 1,213 sqft
Residential on 0.10 Acres

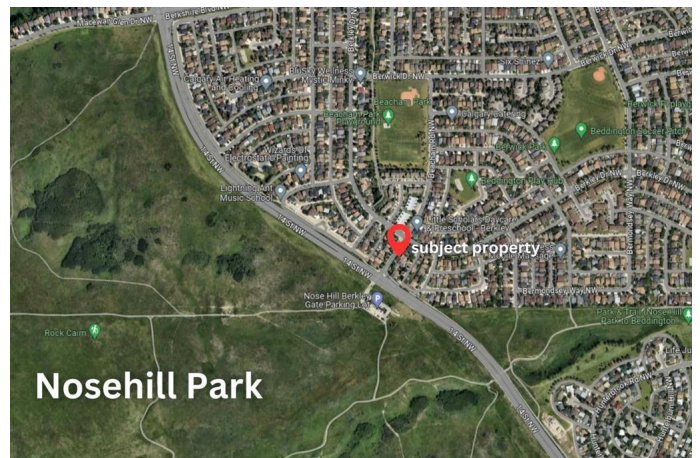
Beddington Heights, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 29,
2:00-4:00PM! Welcome Home, nestled in a peaceful and family-oriented area that offers both comfort and convenience. This delightful property features a total of 5 bedrooms and 2.5 bathrooms. Ideally situated, this home is close to a daycare just around the corner, a school and a Catholic church nearby, and the beautiful Nose Hill Park right across the street. This home promises a lifestyle of ease and enjoyment.

The property includes an income-generating basement suite (illegal), providing an excellent opportunity for rental income or a comfortable space for hosting guests. Natural light floods the home, creating a warm and inviting atmosphere throughout. The backyard is a true highlight, offering a great space for relaxation and entertainment, complete with a pergola and professionally done grading and landscaping.

Inside, you'll find a professionally renovated basement washroom, adding a touch of modern luxury. The kitchen has been beautifully remodeled with new tiles, providing a fresh and contemporary look. The entire house has been freshly painted, giving it a clean and crisp appearance that is sure to impress.

Additionally, the property boasts a huge garage with ample space for parking and



storage, accommodating all your needs. This charming home offers a perfect blend of tranquility, functionality, and income potential, making it an ideal choice for families seeking a peaceful retreat.

Don't miss the opportunity to make this lovely property your own and experience the best of family living in a serene and convenient location.

Built in 1979

Essential Information

MLS® #	A2142054
Price	\$624,900
Sold Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,213
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	20 Berkley Gate Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1W4

Amenities

Parking Spaces	4
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Parking	Double Garage Detached, Insulated, Oversized
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Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Low Maintenance Landscape, Rectangular Lot, Rolling Slope
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 12th, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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