

\$400,000 - 946 Berkley Drive Nw, Calgary

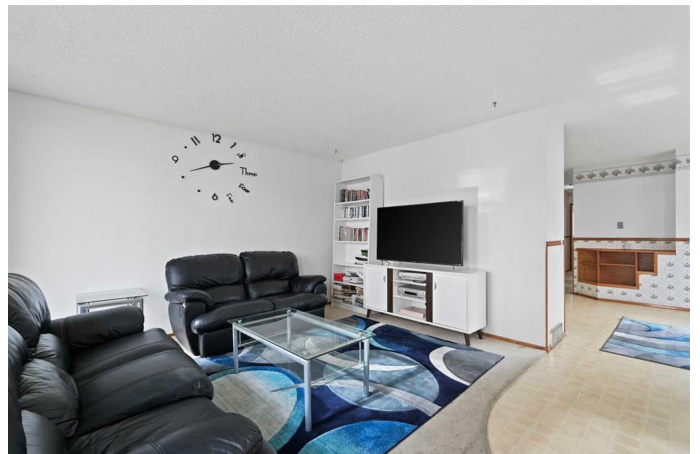
MLS® #A2171887

\$400,000

3 Bedroom, 2.00 Bathroom, 991 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to this inviting 3-bedroom 2-bathroom half-duplex located in the highly desirable community of Beddington Heights. As you enter, you'll immediately notice the spacious and sun-filled living room, where large windows let in an abundance of natural light, creating a warm and welcoming space perfect for relaxation or entertaining. The kitchen offers ample cabinetry, counter space, and storage, making meal preparation a breeze, while the adjoining dining area provides plenty of room for family gatherings. Down the hall, you'll find three well-sized bedrooms, offering privacy and comfort, along with a tastefully updated 4-piece bathroom. The basement boasts a versatile recreation room, ideal for a home office, gym, or media space. There's also a potential fourth bedroom while currently lacking an egress window, it could easily be converted into a bedroom with the installation of a compliant window. A 3-piece bathroom and laundry room complete the lower level. Additional highlights of the property include a convenient side entrance, offering a separate entrance into the basement, a large deck perfect for summer barbecues and a parking pad, which could have potential for a future garage addition. Beddington Heights is a vibrant, family-friendly community known for its proximity to Nose Hill Park and its extensive trail system, ideal for outdoor lovers. Local schools include Beddington Heights School and Saint Bede Elementary School. Residents also enjoy quick



access to shopping at Beddington Towne Centre, public transportation, and major routes like Deerfoot Trail and Stoney Trail, making commuting a breeze. Whether youâ€™re looking for a family home or a savvy investment property, this half-duplex offers endless potential in a fantastic location. Donâ€™t miss out on this opportunity!

Built in 1977

Essential Information

MLS® #	A2171887
Price	\$400,000
Sold Price	\$432,100
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	946 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A2

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	October 22nd, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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