



1451 Berkley Drive NW
Calgary, Alberta

MLS # A2273015



\$569,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Siding

Foundation: Poured Concrete

Features: No Animal Home, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to 1451 Berkley Drive NW, a beautifully updated 2-storey home in the family-friendly community of Beddington Heights. With over 1,776 sq. ft. of finished living space, this property combines modern upgrades with cozy charm—perfect for first-time buyers, growing families, or investors. Key Features includes freshly repainted interior with laminate flooring throughout the main and upper levels, bright, efficient kitchen featuring newer stainless-steel appliances, plenty of cabinetry, pantry, modern ceramic tile backsplash, and quartz countertops; an inviting living room with a striking ceramic tile feature wall and wood-burning fireplace; dining room with west-facing windows overlooking the backyard, plus a convenient 2-piece bath on the main floor. Upstairs you will find a large primary bedroom, two additional spacious bedrooms, and a 4-piece bathroom. Basement has been fully furnished with a huge family room, storage, and laundry/utility area. Step outside to the private west-facing backyard with brick patio, perfect for entertaining. An oversized double garage plus gated rear access for RV or trailer parking. Recent Upgrades includes new roof installed 2 years old, newer water heater, primary bedroom window recently replaced. Nestled in Beddington Heights, this home offers quick access to schools, parks, shopping, and major routes. A quiet street with friendly neighbors makes it ideal for families seeking both convenience and community. Don't miss your chance to own this move-in ready gem in NW Calgary. Book your private showing today and start packing!