



1111 Berkley Drive NW
Calgary, Alberta

MLS # A2294270



\$658,800

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Wood

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Aluminum Siding , Wood Frame

Foundation: Poured Concrete

Features: Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Step into this beautifully renovated bungalow in the desirable community of Beddington Heights, offering 1,340 sq ft of thoughtfully designed living space and double detached garage (25'4" x 23'5"). The bright and inviting living and dining areas feature stunning vaulted ceilings, while the main floor also includes both sunken living and family rooms—perfect for relaxing or entertaining. Your kitchen features plenty of cabinetry and a new stainless steel electric stove. Enjoy brand new vinyl plank flooring throughout, along with the peace of mind of a roof updated in 2025. The main level offers 3 spacious bedrooms, including a primary suite with a private 3-piece ensuite, plus an additional full bathroom in the hallway. The fully developed basement expands your living space with a large recreation room, wet bar, 2 additional bedrooms, and another 3-piece bathroom—ideal for guests or extended family. Conveniently located close to everyday amenities, including restaurants, grocery stores, schools, and playgrounds. With quick access to public transportation, Centre Street, Beddington Trail, and Deerfoot Trail, commuting is a breeze.