



**1003 Berkley Drive NW  
Calgary, Alberta**

**MLS # A2301092**



**\$519,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,087 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Front Yard, Landscaped, Level, Private, See Remarks, S		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Mixed, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Separate Entrance, Vinyl Windows		

**Inclusions:** freezer, all window coverings

This home offers it all, its only a short walk to Beddington Mall and if you take a bus its right by your home. Quick access to down town, Short drive to Deerfoot Tr and only 20 minutes to Market Mall & University of Calgary. As you enter you come into a bright cozy living room with a fire place that offers warmth on those cold days. Walk up a few steps takes you into the bright and functional kitchen. Off the kitchen you have the dining room that looks onto the spacious deck. The primary bedroom has a three pce ensuite. The lower level has a spacious family room, a third bedroom, 4ce bath and a separate entrance that leads to a large patio that could have multiple uses just use you imagination. The rear yard is totally fenced, also a double garage to shelter your car. All the appliances have been replaced in the last three years or newer, Air conditioner was installed in the last five years. Reach out to your favorite realtor to view as this home offers excellent value!