



**1363 Berkley Drive NW
Calgary, Alberta**

MLS # A2304460



\$500,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Low Mainten		

Heating:	Fireplace(s), Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Wired for Sound		

Inclusions: Drywall

Impressive curb appeal welcomes you to this well-maintained 1,194 sq. ft. two-storey home in the desirable community of Beddington Heights. Featuring a beautifully laid new walkway, front patio, and new front windows, this property makes a strong first impression and doesn't disappoint on the interior either. Inside, you'll find a modern, professional kitchen with granite countertops, great storage, and beautiful lighting, all adjacent to a dining area that can comfortably accommodate social gatherings or formal dinners. The spacious living area features a fireplace and large, bright, newly installed picture windows. Rear patio doors lead to a west-facing covered deck, perfect for enjoying sunny afternoons and evenings. The central stairwell guides you upstairs via a carpeted open design with handcrafted contemporary railings and chandelier lighting. Upstairs offers a super large primary bedroom with ample closet space. The second bedroom is also generous in size. The brand-new contemporary full bathroom features full subway tile and a walk-in shower. The basement is partially developed and includes a new media room complete with a fireplace, Dolby Atmos 7.1 surround sound, and custom upholstered seating—perfect for a fully immersive movie night or sports event. The remaining undeveloped space is roughed in for storage or a future office, along with space for an additional half bath. Extra sheets of drywall are included to help complete the space. Located close to parks, schools, and amenities, this home is a solid option in an established, family-friendly neighbourhood.