



**1144 Berkley Drive NW**  
**Calgary, Alberta**

**MLS # A2305560**



**\$495,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	852 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** washer x2, dryer x2, electric stove x2, refrigerator x2, range hood, Central Air Conditioner, Microwave, Window Coverings, Ceiling Fan(s)

| Legal Suite | Updated Roof and Siding | Private Backyard and Parking Pad | Welcome to this well-maintained home in the heart of Beddington Heights, ideally located just around the corner from green space and minutes from Nose Hill Park. Offering over 1,470 sq ft of developed living space, this property features a bright and open main floor with a spacious living room that flows seamlessly into the dining area and kitchen—perfect for everyday living and entertaining. The kitchen provides ample counter space and generous storage. Upstairs, you’ll find a spacious and bright living room, two comfortable bedrooms, and a full four-piece bathroom. The basement hosts a legal suite complete with its own full kitchen, separate side entrance, private laundry, and abundant storage—ideal for rental income or extended family. Upgrades include new siding and roof (2025), central air conditioning, and newer basement windows, giving peace of mind for years to come. The private, fully fenced backyard offers a great space to relax, while the rear parking pad accommodates two vehicles. Conveniently located near shopping, schools, and the airport, this is a fantastic opportunity in a well-connected community. Don't miss your chance to see this home!