



GRASSROOTS
REALTY GROUP

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1121 Berkley Drive NW
Calgary, Alberta

MLS # A2310886



\$449,800

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,029 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, On Street, Other		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Shed in backyard, Basement Refrigerator, Basement Microwave, Basement Electric Stove, Basement Range Hood, Basement Washer and Dryer

Welcome to this tastefully updated semi-detached home in the desirable community of Beddington, offering exceptional versatility with an illegal suite in basement and functional bi-level layout. With 4 bedrooms (3 up, 1 down) and thoughtfully designed living spaces, this property is perfect for families, multi-generational living, or investors. The home's main entrance features a convenient landing area and access to both levels – a short staircase leads up to the main/upper floor, while another leads down to the basement illegal suite, each with its own private door. The main/upper floor showcases a bright open-concept layout with stylish vinyl plank flooring, white kitchen cabinetry, white appliances, and French doors leading from the living room to a sunny balcony. This level offers 3 spacious bedrooms, including a primary bedroom with ceiling fan, a full 4-piece bathroom, convenient newer LG front load laundry with upper cabinetry, and a large storage closet. The basement illegal suite features large garden-level windows that fill the space with natural light, along with an updated open-concept kitchen, dining, and living area finished with vinyl plank flooring throughout. The kitchen includes a fridge, electric stove, hood fan, and microwave. You'll also find a massive bedroom with walk-in closet, a 3-piece bathroom, stacked laundry, and an incredible amount of storage space. Outside, enjoy the fully fenced backyard complete with a stone patio, grassy area, and small storage shed. The yard also features RV gates for convenient RV parking, with potential to add a future parking pad as well. This move-in-ready property combines comfort, flexibility, and value in a well-established NW Calgary neighbourhood close to schools, parks, shopping, and transit.

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