



**480 Berkley Crescent NW  
Calgary, Alberta**

**MLS # A2315302**



**\$775,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,217 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Storage		

**Inclusions:** Fridge in Basement

Beddington Heights - 480 Berkley Crescent NW: Welcome to this lovingly maintained, original-owner home backing directly onto a greenbelt in the established community of Beddington Heights. This custom-built 2,217 sqft two-storey split showcases quality craftsmanship throughout and offers 4 bedrooms, 3.5 bathrooms, an attached double garage, and central A/C. The main floor features a spacious tiled foyer that opens to the front living room and formal dining room, both highlighted by gleaming hardwood flooring. At the rear of the home, the bright, south-facing kitchen offers stainless steel appliances, a breakfast nook, and bright windows overlooking the backyard. Just steps down, the inviting family room is anchored by a custom California Travertine stone fireplace, creating a warm and welcoming gathering space. French doors lead to the sunroom, which adds even more living space and features a second fireplace and skylight, and direct access to the sunny south-facing backyard. Walk out to the landscaped backyard and find a stone patio area with an outdoor brick fireplace, an additional patio area, grass for the kids or pets to play on, and a beautiful custom brick fence. Completing the main floor, you will find a laundry closet, a 2-piece powder room, a side entrance, and a versatile main-floor bedroom/den with a built-in desk, shelves, storage, and a closet. Upstairs, the spacious primary bedroom features dual closets, a private balcony, and a 4-piece ensuite. You will also find two additional bedrooms and a 4-piece main bathroom on the upper level. The fully developed basement expands your living options with a second kitchen, a large family room with a third wood-burning fireplace, a bar area, recreation space, and a 3-piece bathroom. The attached double garage has a hot water bib and is roughed in for a gas heater, while the oversized front and

side driveways provide parking for four or more additional vehicles. Ideally located on a quiet street, this home backs directly onto a greenbelt and walking path that forms part of an off-leash dog park connecting to Nose Hill Park, Nose Creek, and Calgary's extensive pathway system. Enjoy nearby schools, parks, playgrounds, public transit, a short commute to downtown, and convenient access to Centre Street and other major routes. Walking distance to Beddington Towne Centre. This is a rare opportunity to own a well-cared-for home in one of northwest Calgary's most established family-friendly communities.