



GRASSROOTS
REALTY GROUP

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1296 Berkley Drive NW
Calgary, Alberta

MLS # A2315338



\$639,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,361 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: Soaking Tub

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-2

Utilities: -

Inclusions: Washer, dryer, dishwasher, electric range, refrigerator.

Welcome to this meticulously maintained home in the desirable community of Beddington NW. This charming property offers the perfect blend of comfort, functionality, and convenience, making it ideal for small families, first-time buyers, or multigenerational living. Featuring 3 spacious bedrooms and 2.5 bathrooms, this well-cared-for home boasts a thoughtfully designed layout, including a convenient half bath in the primary bedroom and a full bathroom in the professionally developed basement, creating additional comfort and flexibility for extended family or guests. Step inside and be impressed by the beautiful hardwood flooring, quality finished cabinetry, and newly upgraded appliances, all reflecting pride of ownership and meticulous upkeep throughout the home. Outside, enjoy the beauty of a beautifully landscaped yard, perfect for relaxing or entertaining, along with the added convenience of a double detached garage providing ample parking and storage and also a sizeable deck to entertain guests. Situated in a prime location in Beddington NW, this home offers excellent accessibility to schools, parks, shopping, transit, and major routes. Whether you're starting a family, downsizing, or looking for a home that accommodates multiple generations, this property checks all the boxes. Don't miss this incredible opportunity to own a beautifully maintained home in a fantastic location. The roof of the house and garage was replaced in 2021.