



471 Berkley Crescent NW
Calgary, Alberta

MLS # A2320312



\$610,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,145 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub		

Inclusions: n/a

Some homes are just houses. This one is different. This 4-level split in Beddington Heights has been the backdrop to a family's whole story, the birthday parties, the holiday dinners, the quiet Sunday mornings, the kids growing up too fast. It's been freshly painted and lovingly prepared for its next chapter, and now it's waiting for someone new to walk through the door and make it their own. The main floor welcomes you with a bright, open concept living area and kitchen, the kind of space where conversations happen naturally and nobody wants to leave the room. Upstairs, three bedrooms give everyone their own space, with the primary bedroom offering the added comfort of a private ensuite half bath. A full bath serves the rest of the upper level. Lower down, a spacious living room with a fireplace draws you in. This is the room where the movie marathons happened, where the family gathered when the weather turned cold. A bedroom and full bath on this level make it perfect for guests or anyone who needs a little extra space of their own. The fourth level adds a bedroom (non egress window), a flexible living area, and laundry, the quiet, practical heart of a home that really works. Outside, an oversized heated and insulated double garage sits ready for whatever comes next, projects, hobbies, vehicles, or just the sheer luxury of never scraping your windshield again. Across the street, the pathway system and off-leash park are there for morning walks and after dinner strolls. Minutes away, every amenity Beddington has to offer. The family who lived here built something beautiful. Now it's your turn.