



GRASSROOTS
REALTY GROUP

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1095 Berkley Drive NW
Calgary, Alberta

MLS # A2327779



\$549,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,168 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating: Standard, Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Metal Siding , Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Home Owners and Investors favorite. Charming clean and bright 3 Level Split single dwelling offering 1619 sq.ft. living space in sought after community of Beddington Heights. Recent upgraded included entrance doors, new windows, floorings, Kitchen cabinets and marble countertops. This home has a total of 4 bedrooms and 3 full baths. Main floor open plan Living & Dining Room with big bright windows and a wood burning fireplace cozy for entertaining. Kitchen with eating area. Upper level Master bedroom is ensuite with 3 pce bath; 2 good sized bedrooms and a 4 pce bath. Basement with extra good sized bedroom; spacious family room ; 3 pce full bath plus laundry area and a huge crawl space for storages. This home also offers a long side deck & a facing SW backyard ; sizeable 23'5"x21'5" detached double garage for convenience. Home is closed to all amenities (bus services, schools and shopping centers). Property is vacant ready for immediate possession.