



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1491 Berkley Drive NW
Calgary, Alberta

MLS # A2330721



\$458,998

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,238 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Metal Siding , Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Track Lighting, Vinyl Windows, Wood Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

OPEN HOUSE Saturday Aug 8 from 11am-1pm! Welcome to Beddington Heights NW! This 4 level split home offers 4 bedrooms, 2 full bathrooms, 1 half bathroom, and a single attached garage, this home is full of potential. Updates include new triple pane windows (2018), a new roof (2024), laminate flooring on the main level, and a new composite deck (2024) overlooking the sunny west facing backyard. The original kitchen and bathrooms provide a fantastic opportunity to add your own style and build equity, while the home's solid bones offer peace of mind. Conveniently located close to schools, parks, shopping, transit, and major roadways, this is an excellent opportunity to own in a well established northwest Calgary community.