



GRASSROOTS
REALTY GROUP

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1111 Berkley Drive NW
Calgary, Alberta

MLS # A2331309

\$648,880



No Photo Available

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,337 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, Skylight(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome home to 1111 Berkley Dr NW! Tucked away in the desirable community of Beddington Heights, this beautifully renovated, sun-filled bungalow offers over 2,400 sq ft of total carpet-free living space. A rare find, the main floor features 3 spacious bedrooms and 2 full bathrooms, including a primary suite with its own private 3-piece ensuite. From the moment you step inside, you're greeted by bright natural light, soaring vaulted ceilings, and wonderful spaces to unwind, including both sunken living and family rooms. The entire home was freshly painted (2026) and features brand-new vinyl plank flooring (2026) and all-new window curtains (2026). The kitchen is fully equipped with ample cabinetry, a new water faucet (2026), and a brand-new stainless steel electric stove (2026). All the big-ticket items have been updated so you can move right in with total peace of mind—including a new roof (2025), hot water tank (2025), washer/dryer set (2025). The fully developed basement greatly expands your living area with a large recreation room, new living room window (2025), wet bar, additional bedrooms, and a refreshed 3-piece bathroom complete with a new toilet (2026), faucet (2026), and high-efficiency exhaust fan (2026). Hobby and car enthusiasts will fall in love with the extra-large double detached garage (25'4" x 23'5") featuring its own dedicated heater, a separate electrical panel, and ideal potential set up for an EV charger. To top it off, you're conveniently close to grocery stores, restaurants, schools, playgrounds, and transit, with quick access to Centre Street, Beddington Trail, and Deerfoot Trail to make your daily commute a breeze. Turn-key homes with this much space and upgrade history —reach out today to book a walkthrough hurry!!

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