



GRASSROOTS
REALTY GROUP

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1387 Berkley Drive NW
Calgary, Alberta

MLS # A2336046



\$579,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,032 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance		

Inclusions: n/a

****OPEN HOUSE SATURDAY AUG 15TH BETWEEN 1PM-3PM**** | 5 BEDROOMS | 3 BATHROOMS | 2 BEDROOM ILLEGAL SUITE | SEPARATE ENTRANCE FOR BASEMENT | SEPARATE WASHER DRYER FOR UPSTAIRS AND BASEMENT | Welcome to this beautifully FULLY RENOVATED BI-LEVEL offering a modern interior, functional floor plan, and a BRAND-NEW 2-BEDROOM ILLEGAL BASEMENT SUITE with a separate entrance. Extensively updated from top to bottom, this move-in-ready home is an excellent opportunity for families, investors, or buyers looking for additional living space and rental potential. Step inside the bright and inviting main level, where BRAND-NEW VINYL PLANK FLOORING flows throughout. The spacious living room makes an immediate impression with a stylish CENTRED FEATURE WALL finished with decorative wall panels, creating the perfect focal point for the space. The adjoining dining area features its own beautiful feature wall and provides plenty of room for family dinners and entertaining. At the heart of the home is the BRAND-NEW KITCHEN, thoughtfully designed with modern cabinetry, QUARTZ COUNTERTOPS, ample storage and prep space, and BRAND-NEW APPLIANCES. The fresh finishes and contemporary design make this kitchen both functional and visually impressive. The main level offers THREE BEDROOMS, including a spacious primary retreat complete with a WALK-IN CLOSET and private 3-PIECE ENSUITE. Two additional bedrooms share a beautifully renovated 4-PIECE BATHROOM. Both bathrooms have been completely updated with modern finishes. The renovations continue throughout the entire home with BRAND-NEW DOORS, BASEBOARDS, LIGHT FIXTURES, and flooring on both levels. The main level also features BRAND-NEW WINDOWS, while the home

benefits from an UPDATED FURNACE AND HOT WATER TANK for added peace of mind. A separate washer and dryer for the upper level adds further convenience and keeps the living spaces completely independent. The lower level is accessed by a SEPARATE ENTRANCE and has been completely renovated to offer even more functional living space. The basement features a HUGE RECREATION ROOM, perfect for a family room, entertainment area, or additional flex space. It also includes a BRAND-NEW 2-BEDROOM ILLEGAL SUITE complete with its own kitchen, living space, bathroom, and SEPARATE WASHER AND DRYER. With extensive renovations throughout, FIVE TOTAL BEDROOMS, multiple living areas, separate laundry for both levels, and a private basement entrance, this property offers exceptional versatility for a growing family, multi-generational living, or buyers looking for potential additional rental income. A truly TURNKEY HOME where the major interior updates have already been completed — simply move in and enjoy!