



GRASSROOTS
REALTY GROUP

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1091 Berkley Drive NW
Calgary, Alberta

MLS # A2342386



\$640,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,395 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Quartz Counters, Separate Entrance		

Inclusions: N/A

***OPEN HOUSE SATURDAY + SUNDAY 2:00-4:00PM *** Location, Location, Location! Welcome to The Berkley, located in the heart of Beddington Heights. This impressively renovated bi-level detached home offers outstanding curb appeal with a double attached garage and ample storage. Sitting on a massive lot, the property features a huge fully enclosed South Facing backyard with mature trees and the rare bonus of a fence opening for additional parking, allowing space for a third vehicle. Offering exceptional versatility, this spacious 3-bedroom home can easily be converted into a 5-bedroom layout—perfect for large or growing families. Completely updated throughout, the home features a BRAND NEW ROOF with a transferable warranty, LVP flooring throughout, refreshed LED lighting, and an abundance of windows that flood every space with natural light. The designer chef’s kitchen is a true showpiece, featuring moody black cabinetry with gold hardware, marbled quartz countertops, an undermount sink, a gold faucet, and a full stainless steel appliance package. The L-shaped layout is elevated with a raised glass separation wall and elegant gold accents, seamlessly blending style and function. The main floor offers a bright, open-concept living room with a wood-burning fireplace, a raised formal dining area, and a well-designed layout ideal for both entertaining and everyday living. A unique extension off the kitchen provides valuable flex space—perfect for a home gym, office, or potential 4th bedroom—along with access to a raised patio overlooking the expansive backyard. The primary bedroom is generously sized with gold accents, a large mirrored closet, and a 3-piece ensuite. A second bedroom and an updated 4-piece bathroom complete the main level. The fully finished basement expands the living space with a

third bedroom, a stylish 4-piece bathroom, and a spacious second living area featuring a 2nd wood-burning fireplace and a wet bar. With oversized windows flooding the home with natural light. The bonus room could be converted into a 5th bedroom. A rare combination of style, space, and versatility in an unbeatable location—just 12 minutes to downtown Calgary, minutes to the airport, 64 Avenue shopping, and walking distance to Seniore’s Pizza, everything you need is right at your doorstep.