



GRASSROOTS
REALTY GROUP

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480 Berkley Crescent NW
Calgary, Alberta

MLS # A2343457



\$685,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,217 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Interior L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Storage		

Inclusions: Fridge in Basement

Beddington Heights - 480 Berkley Crescent NW: Welcome to this lovingly maintained, original-owner home in the established community of Beddington Heights. Custom-built with quality craftsmanship throughout. This two-storey split offers 3,341 sq ft of total development, 4 bedrooms, 3.5 bathrooms, an attached double garage, central A/C, and a landscaped south-facing backyard with direct access to the greenbelt and walking path. A spacious tiled foyer welcomes you into the home and opens to the front living room and formal dining room, both featuring gleaming hardwood flooring. At the rear, the bright south-facing kitchen offers stainless steel appliances, a breakfast nook, and a large window overlooking the backyard. Just steps down, the inviting family room is anchored by a custom California Travertine stone fireplace, creating a warm and comfortable space. French doors lead to the sunroom, an inviting extension of the living space featuring a second fireplace and skylight, with direct access to the backyard. Completing the main level are a laundry closet, 2-piece powder room, side entrance, and a main-floor bedroom/den with built-in desk and closet. Upstairs, the spacious primary bedroom features dual closets, a private balcony, and a 4-piece ensuite. Two additional bedrooms and a 4-piece main bathroom complete the upper level. The fully developed basement provides excellent additional living space with a second kitchen, large family room featuring a third wood-burning fireplace, bar area, recreation space, and 3-piece bathroom. With generous living areas on every level, there is plenty of room for family, entertaining, hobbies, or future needs. The landscaped backyard is ideal for enjoying time outdoors, with a stone patio featuring an outdoor brick fireplace, a second patio area, grassy space for kids or pets, and a beautiful custom brick fence. The attached

double garage features a hot water bib and is roughed in for a gas heater, while the oversized front and side driveways provide parking for 4+ additional vehicles. The location offers an exceptional connection to nature and amenities. The greenbelt and walking path behind the home form part of an off-leash dog park connecting to Nose Hill Park, Nose Creek, and Calgary's extensive pathway system. Schools, parks, playgrounds, and public transit are all nearby, with a short commute to downtown and convenient access to Centre Street and other major routes. Beddington Towne Centre is also within walking distance. Vacant, clean, + move-in ready, this comfortable home offers outstanding potential for personalized updates. Enjoy as-is, or plan future enhancements to suit your lifestyle. From simple cosmetic updates like paint, modern lighting, and updated hardware, to a complete overhaul featuring an open-concept kitchen / luxurious primary suite. With solid construction, a great floor plan, a large lot, and a prime location, it's ready to add value at your own pace and build value in an established community.