

\$599,900 - 946 Berkley Drive Nw, Calgary

MLS® #A2202543

\$599,900

5 Bedroom, 2.00 Bathroom, 1,020 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

FULLY RENOVATED | 5 BEDROOMS 2 BATHROOMS | POTENTIAL \$4300 + CASHFLOW | 1,900+ SQFT OF LIVING SPACE | PRIME LOCATION Welcome to your new home, a beautifully renovated gem offering over 1,900 square feet of meticulously upgraded living space. This SOUTH FACING residence is perfectly suited as a high-quality starter home or a prime investment opportunity, providing both style and functionality. Upon entering, you are welcomed into a bright and open living area that exudes modern elegance. The living room features a sophisticated electric fireplace, which adds a touch of warmth and ambiance to the space. Large windows throughout the home ensure that natural light fills every corner, creating a cheerful and inviting atmosphere. The main level is thoughtfully designed with three spacious bedrooms and a tastefully renovated 4-piece bathroom. This level also includes a convenient stacked laundry unit, making daily chores a breeze. The kitchen is equipped with brand-new stainless steel appliances and is complemented by contemporary light fixtures that enhance the modern aesthetic of the home. The lower level is equally impressive, featuring a well-designed illegal suite that offers both privacy and versatility. With its own separate entrance and dedicated laundry facilities, this self-contained space is ideal for extended family members, guests, or as a rental unit to generate additional income. The basement includes a generous living area and



two large bedrooms, all finished with high-quality materials and meticulous attention to detail. Additional features of this home include a newer furnace, ensuring comfort and efficiency throughout the seasons. The property also boasts a sizable backyard, providing ample space for outdoor activities, entertaining, or simply relaxing in your private outdoor retreat. Located in a desirable neighborhood, this home offers easy access to a range of amenities including schools, shopping centers, and major transportation routes. The combination of modern upgrades, spacious living areas, and a prime location makes this property a rare find. With the potential for cash flow of \$4,300+ per month, this home presents an exceptional investment opportunity. Whether you are looking for a comfortable family home or a high-yield investment property, this residence meets all your needs. **PLAYGROUND LOCATED JUST BEHIND THE HOME!** Don't miss the chance to own this exceptional property. Schedule a viewing today and discover the perfect blend of modern luxury, functional living spaces, and prime location. This home won't last long—seize this opportunity before it's gone!

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2202543 |
| Price | \$599,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,020 |
| Acres | 0.07 |
| Year Built | 1977 |
| Type | Residential |

| | |
|----------|------------------------|
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 946 Berkley Drive Nw |
| Subdivision | Beddington Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 1A2 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 4 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, City Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Concrete, Aluminum Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 14th, 2025 |
| Days on Market | 21 |

Zoning R-CG

Listing Details

Listing Office Real Broker

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