

# \$589,900 - 1220 Berkley Drive Nw, Calgary

MLS® #A2213080

**\$589,900**

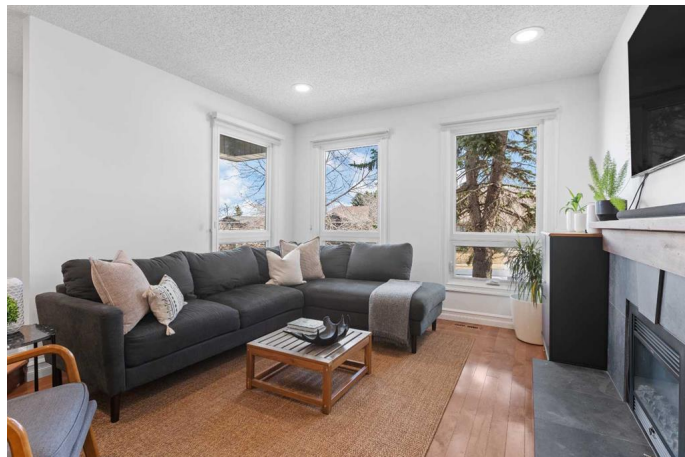
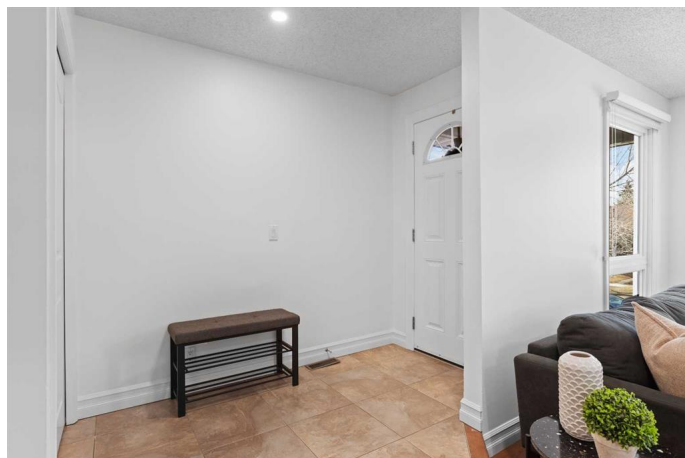
4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully updated bungalow in the sought-after community of Beddington Heights, where modern upgrades meet nature-inspired charm. Set on a tree-lined street with gorgeous stone steps and a large front patio, this home features 4 bedrooms + a den and 3 full bathrooms, including an illegal basement suite with a private side entrance—perfect for extended family or added income potential. Step inside to find rich hardwood floors, new LED recessed lighting, fresh paint, and plenty of natural light throughout. The bright living and dining areas feature an impressive electric fireplace, while the kitchen shines with granite countertops, a new farmhouse sink, new stove and dishwasher. The spacious primary bedroom includes a 4-piece ensuite with a jetted soaker tub and bidet, while two additional bedrooms and another full bath complete the main level. Downstairs, the suite offers new vinyl plank flooring, a full kitchen, large living area, one bedroom + den, and ample storage. Outside, enjoy a fully fenced backyard with a generous stone patio and a versatile MOVEABLE exterior studio—ideal as a home office, man cave, or media room. With updated windows, new fixtures, and unbeatable proximity to Nose Hill Park, schools, transit, and downtown, this home is the perfect blend of comfort, function, and location.

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2213080    |
| Price          | \$589,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,143       |
| Acres          | 0.10        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1220 Berkley Drive Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1S9               |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Closet Organizers, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                        |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | None                                                                                                                                |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Electric, Living Room                                                                                                               |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                                               |

## Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Garden, Lighting, Private Yard                                                                                         |
| Lot Description   | Back Lane, Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Aluminum Siding, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 2                |
| Zoning         | R-CG             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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