

59 Berkley Rise NW
Calgary, Alberta

MLS # A2238952



\$519,900

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|------------------|---|---------------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 996 sq.ft. | Age: | 1977 (48 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco | Zoning: | R-CG |
| Foundation: | Slab | Utilities: | - |
| Features: | Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Wet Bar | | |

Inclusions: Garage Door Opener with one Remote, shelving in Garage, 3 Kitchen Chairs, 2 Bar stools in Basement, Wash Basin in Laundry Room.

Start Packing! This home is truly a gem, originally owned and meticulously cared for. There is so much to appreciate about this exceptional property; cherished homes of this caliber are a rare find. Ideal for first-time buyers, this residence is ready for you to move into without the need for renovation - numerous upgraded windows. There is an oversized master bedroom complete with a renovated two-piece ensuite. Additionally, the main bathroom has been refreshed. Two more bedrooms on the main floor are perfect for children, a hobby room, or an office. Both the front and back entrances are fitted with updated locking storm doors. The furnace has been meticulously maintained, complemented by a 50-gallon hot water tank and a sump pump that was installed in July 2019. The roof and vents were replaced in 2023, ensuring peace of mind. Downstairs there is a 4-piece bathroom, a spacious laundry room with slightly used, elite, high-end Washer & Dryer and Freezer. There is also a Games Room with a Wet Bar & 2 Bar Stools plus a Gas fireplace. There is a storage room as well as a room that could be used as an office. The spacious backyard boasts a large patio, a grassy area with a storage shed, and an oversized double detached garage (21.5 x 23.4). A walking path across the street leads to a sizable green space. This location is conveniently close to a Calgary Transit Bus Stop, Shopping, Parks, Playgrounds & Schools. There is also quick access to Stoney Trail, Deerfoot Trail, the Airport, & Cross Iron Mills Mall.