

**1137 Berkley Drive NW
Calgary, Alberta**

MLS # A2270368



\$429,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,021 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Many Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: None

An exceptional opportunity awaits at 1137 Berkley Dr NW in sought-after Beddington Heights. This bright and well-kept half-duplex offers outstanding value with four bedrooms, a fully finished basement, and no condo fees, making it an excellent choice for first-time buyers, families, or investors. The home has been updated with a new roof, a 2023 hot water tank, air conditioning, fresh paint. The main floor is filled with natural light and features three comfortable bedrooms and a full bathroom, while the lower level offers generous storage and flexible living space with easy potential to be suited (subject to approval and permits by the City of Calgary). Outside, a fully fenced backyard and newly built front balcony provide ideal spaces for kids, pets, or outdoor gatherings. Located minutes from Nose Hill Park, schools, shopping, and transit, this move-in-ready property delivers comfort, convenience, and long-term value in one of NW Calgary's most established communities.