

**1306 Berkley Drive NW
Calgary, Alberta**

MLS # A2286533



\$579,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,027 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: IN BASEMENT: REFRIGERATOR, ELECTRIC RANGE, MICROWAVE HOOD FAN, DISHWASHER, WASHER AND DRYER.

Welcome to this beautifully renovated bi-level semi-detached home located in the desirable community of Beddington Heights NW, Calgary. Offering over 1,027 sq. ft. of above-grade living space and a fully finished basement, this impressive property features a total of 6 bedrooms and 3.5 bathrooms, making it ideal for families, multi-generational living, or investors. Upon entry, you are greeted by a spacious foyer that leads into a modern, open-concept main floor. The upgraded kitchen showcases brand-new stainless steel appliances, quartz countertops, a large island, and ample cabinetry, overlooking the bright living and dining areas—perfect for entertaining. Large windows provide access to the balcony and allow an abundance of natural light to fill the space. The main level offers three generously sized bedrooms, including a primary bedroom with a private 4-piece ensuite, along with two additional bedrooms and a 4-piece common bathroom. Main-floor laundry adds to the home’s everyday convenience. The fully finished basement (illegal suite) features a separate entrance, a large recreation room, three additional bedrooms, a 4-piece bathroom, and a 2-piece bathroom, along with separate laundry facilities, providing excellent flexibility and potential for extended family use. The property is fully fenced and includes a beautiful backyard and two parking pads, completing this exceptional home. Ideally located close to schools, shopping, parks, public transit, and all major amenities, with easy access to transportation routes. This move-in-ready home is truly a gem. Book your showing today!