

\$589,000 - 1232 Berkley Drive Nw, Calgary

MLS® #A2203251

\$589,000

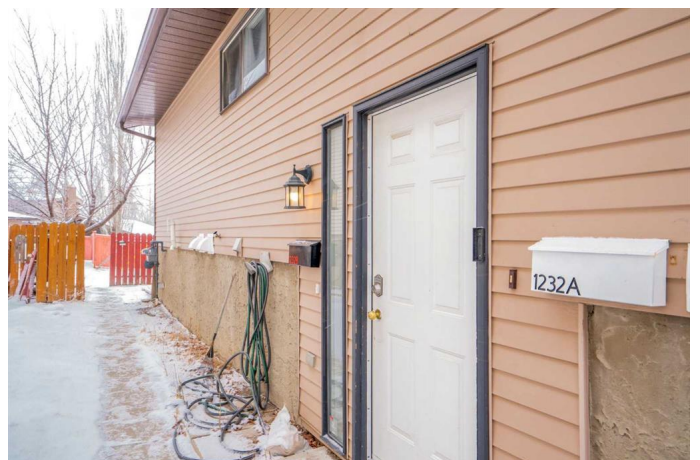
5 Bedroom, 2.00 Bathroom, 1,201 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Welcome to an incredible opportunity in the sought-after NW community of Beddington Heights! This spacious and beautifully updated half duplex with a LEGAL basement suite is the perfect solution whether you're looking to offset your mortgage, accommodate extended family, or add a turnkey investment property to your portfolio.

With 1,200 sq. ft. on the main level and an additional 1,067 sq. ft. in the basement, this bi-level home is designed to maximize space, comfort, and functionality. The bright and inviting upper level offers 3 generous bedrooms, a well-appointed 4-piece bathroom, and a thoughtfully designed living area. The cozy fireplace in the living room sets the stage for warm gatherings, while the updated kitchen and dining area create the perfect space for cooking and entertaining. A south-facing balcony off the living room provides the perfect spot to soak up the sun, enjoy morning coffee, or unwind in the evening. In-suite laundry adds ultimate convenience, making day-to-day life effortless.

Downstairs, the LEGAL suite with its own private entrance provides an incredible opportunity for rental income or multi-generational living. Featuring 2 spacious bedrooms, a full 4-piece bathroom, a well-equipped kitchen, and a comfortable living area, this space offers everything a tenant or extended family member could need. Separate laundry facilities ensure privacy and independence for both levels.



This home has also undergone significant updates, including new furnaces for both units and new windows throughout most of the property, enhancing energy efficiency, comfort, and long-term value.

Outside, the property includes two dedicated off-street parking spaces, ensuring convenience for residents and guests alike. Located in a prime spot in Beddington Heights, this home is surrounded by parks, playgrounds, schools, shopping, and dining, making it a fantastic choice for families and tenants alike. With easy access to major roadways and transit options, commuting is a breeze.

Whether you're searching for a smart investment, a home with a mortgage helper, or a place for your growing family, this half-duplex checks all the boxes. Don't miss out on this rare opportunity—book your private viewing today and see the potential for yourself!

Built in 1986

Essential Information

MLS® #	A2203251
Price	\$589,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address 1232 Berkley Drive Nw

Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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