

1275 Berkley Drive NW
Calgary, Alberta**MLS # A2219032****\$525,000**

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|------------------|---|---------------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,120 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 4 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Insulated, Oversized, Parking Pad | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Private | | |

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| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame, Wood Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, No Smoking Home | | |

Inclusions: Storage Shed

OPEN HOUSE Saturday 11am to 1:30pm 1275 BERKLEY DR NW Bright & clean, four bedroom, one and a half bath home with an oversized double detached garage in the family friendly community of Beddington Heights only steps to Nose Hill Park. With over 2100 sq ft of developed living space, this bilevel single family home is the perfect starter home. Laminate floors throughout upper floor. The large living room area is open to the dining area that has patio doors to a balcony overlooking the front yard and street. A well cared for kitchen with oak cabinetry, white tile backsplash and newer appliances. Three spacious bedrooms up with the primary bedroom boasting its own two- piece ensuite bathroom. Updated main floor bath with deep soaker tub and comfort height toilet. Newer windows throughout. The lower level has large legal size windows in every room to bring in the natural light. Big retro rec room area and a very big fourth bedroom with a walk-in closet. Large undeveloped space gives you options to add a second full bathroom and maybe the fifth bedroom since it has its own large legal window. The sunny Southwest backyard is fully fenced. It has a patio area and storage shed. Parking for four vehicles with an oversized insulated double garage (23' x 21' x 4') and a park pad for two more. Beddington is known for its abundance of green spaces, parks and playgrounds. Walk to school. Steps to Nose Hill Park, one of Calgary's finest natural reserve green spaces with over 11 sq km of natural park, with walking paths. A beautiful place to go for a walk, a run or mountain biking or to take your furry family member with designated off-leash areas. Close to lots of shopping and amenities with easy access to many major road arteries for easy commute to anywhere you need to be. Fantastic value for a single family home! View the 3D

Tour (purple house symbol).