

# \$609,900 - 946 Berkley Drive Nw, Calgary

MLS® #A2197879

**\$609,900**

5 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

FULLY RENOVATED | 5 BEDROOMS 2 BATHROOMS | POTENTIAL \$4300 + CASHFLOW | 1,900+ SQFT OF LIVING SPACE | PRIME LOCATION Welcome to your new home, a beautifully renovated gem offering over 1,900 square feet of meticulously upgraded living space. This SOUTH FACING residence is perfectly suited as a high-quality starter home or a prime investment opportunity, providing both style and functionality. Upon entering, you are welcomed into a bright and open living area that exudes modern elegance. The living room features a sophisticated electric fireplace, which adds a touch of warmth and ambiance to the space. Large windows throughout the home ensure that natural light fills every corner, creating a cheerful and inviting atmosphere. The main level is thoughtfully designed with three spacious bedrooms and a tastefully renovated 4-piece bathroom. This level also includes a convenient stacked laundry unit, making daily chores a breeze. The kitchen is equipped with brand-new stainless steel appliances and is complemented by contemporary light fixtures that enhance the modern aesthetic of the home. The lower level is equally impressive, featuring a well-designed illegal suite that offers both privacy and versatility. With its own separate entrance and dedicated laundry facilities, this self-contained space is ideal for extended family members, guests, or as a rental unit to generate additional income. The basement includes a generous living area and



two large bedrooms, all finished with high-quality materials and meticulous attention to detail. Additional features of this home include a newer furnace, ensuring comfort and efficiency throughout the seasons. The property also boasts a sizable backyard, providing ample space for outdoor activities, entertaining, or simply relaxing in your private outdoor retreat. Located in a desirable neighborhood, this home offers easy access to a range of amenities including schools, shopping centers, and major transportation routes. The combination of modern upgrades, spacious living areas, and a prime location makes this property a rare find. With the potential for cash flow of \$4,300+ per month, this home presents an exceptional investment opportunity. Whether you are looking for a comfortable family home or a high-yield investment property, this residence meets all your needs. **PLAYGROUND LOCATED JUST BEHIND THE HOME!** Don't miss the chance to own this exceptional property. Schedule a viewing today and discover the perfect blend of modern luxury, functional living spaces, and prime location. This home won't last long—seize this opportunity before it's gone!

Built in 1977

### **Essential Information**

MLS® #	A2197879
Price	\$609,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.07
Year Built	1977
Type	Residential

Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	946 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A2

### **Amenities**

Parking Spaces	4
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 1st, 2025
Days on Market	12

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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