

# \$599,900 - 1302 Berkley Drive Nw, Calgary

MLS® #A2205764

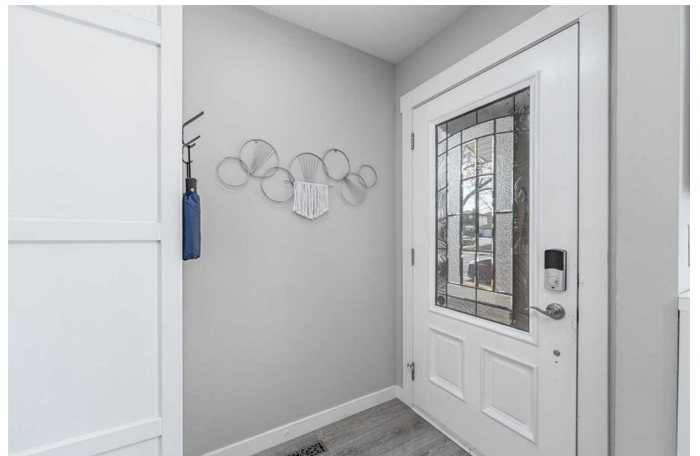
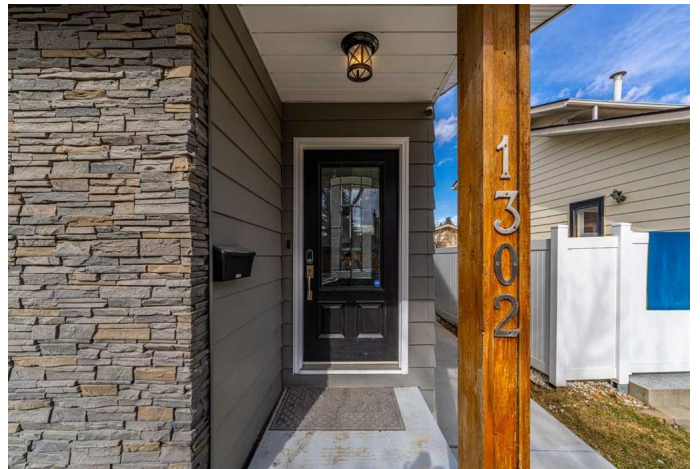
**\$599,900**

4 Bedroom, 2.00 Bathroom, 998 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to your dream home in the heart of Beddington Heights—a beautifully designed, Airbnb-ready main, and income-generating basement. With a view of Nose Hill Park from the front window, this updated semi-detached home is ideal for first-time buyers, investors, or house-hackers. Upstairs, enjoy an open-concept layout with a sunny southwest-facing living room, two large bedrooms, and a designer 4-piece bathroom featuring a walk-in glass shower with waterfall tile and a freestanding soaker tub. The modern kitchen boasts a whisper-quiet, built-in Bosch dishwasher—so sleek, you won't even notice it's running. Pot light dimmers set the mood, while the flex space doubles as an office and leads to a private backyard with a deck for summer BBQs, a shed for storage, and a fully fenced yard. The built-in laundry area makes folding easy with a counter and storage cabinets. Two rear parking spots, with room for a trailer, plus a front garden for your green thumb. The new concrete steps and side path won't catch that shovel edge on patio stones while you shovel next year.

Downstairs, a bright, spacious and well-designed 2-bedroom illegal suite with a separate entrance offers reliable rental income (leased to amazing tenants until Nov 2025). It features its own laundry, a full kitchen including a dishwasher, and a 4-piece bath. Energy-efficient updates: tankless water heater (never run out of hot water!), The high efficiency furnace, new windows/doors



(2017-2023). Bonus: This home is currently operating as an Airbnb and can be sold fully furnished and stocked (kitchenware, bedding, decor) for an additional cost—ideal for those starting out or looking for a turnkey rental. Location is key—steps from Nose Hill Park, transit, schools, and shopping. This is your chance to own a well-designed, income-ready home with incredible flexibility. Book your showing today!

Built in 1981

### Essential Information

MLS® #	A2205764
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	1302 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	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Mixed, Veneer
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 27th, 2025
Days on Market	7
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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