



GRASSROOTS
REALTY GROUP

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**936 Berkley Drive NW
Calgary, Alberta**

MLS # A2219233



\$539,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Private		

Heating:	Central	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Walk Out Basement! Income producing home!!! Opportunity! long time Tenants would love to stay, Welcome to the much desired community of Beddington! This property has a total of 3 bedrooms, 3 bathrooms and over 1,700 SQFT of living space! The main level has 2 good size bedrooms, 2 full bathrooms including a 3 pce Master ensuite and high ceiling! The lower level is a walkout basement with separate entrance and rented at \$1000 per month plus 50% of Bills, With another full bathroom, bedroom, kitchen and SEPERATE LAUNDRY! Tenants pay \$1400.00 plus 50% of bills Upstairs And Double Detached Garage is rented at \$400 per month. BACKS ON TO A PARK!!! SUNNY SOUTH FACING DECK!!! Huge Lot with concrete patio . Call and book your showing today!