



GRASSROOTS
REALTY GROUP

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946 Berkley Drive NW
Calgary, Alberta

MLS # A2222837



\$584,788

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,020 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

FULLY RENOVATED | 5 BEDROOM 2 BATHROOM | 2 BEDROOM ILLEGAL BASEMENT SUITE | SEPARATE ENTRANCE SEPARATE LAUNDRY | 1950 + SQFT OF LIVING SPACE | SOUTH FACING Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! An ELECTRIC FIREPLACE adds a warm touch to the living room and windows bring in a lot of natural light. Three bedrooms on the Main Level, with a 4 - piece washroom. The Main Level also features its own stacked Laundry. The basement is well equipped featuring an illegal suite with its SEPARATE ENTRANCE/SEPARATE LAUNDRY. Furthermore, the large living area and TWO LARGE BEDROOMS completes the high quality finishes inside this home. The large back yard and TWO PARKING SPOTS complete this home, PLAYGROUND RIGHT BEHIND THE HOME! NEW ROOF, this home is conveniently located close to schools, shopping and is easily accessible to Beddington Town Centre, Fit4Less, London Drugs, Stoney Trail and Deerfoot Trail. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG!