



GRASSROOTS
REALTY GROUP

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1230 Berkley Drive NW
Calgary, Alberta

MLS # A2232453



\$560,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,144 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Dishwasher(x2), Stove(x2), microwave hood fan(downstairs), Refrigerator(x2)

LEGAL BASEMENT SUITE! Live upstairs and rent the basement, or add this solid property to your investment portfolio. This spacious 4-bedroom, 2-bathroom bi-level in desirable Beddington features a beautifully finished legal basement suite with a private side entrance—perfect for generating rental income or multi-generational living. With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in closet, generous living/dining space, a full kitchen, in-suite storage, and a pantry under the stairs. Just one block from Nose Hill Park, and minutes from major roads and the future Green Line LRT, this location is a renter's dream. The property also includes a fenced backyard and two off-street parking spots. High-quality, legally suited homes like this don’t come up often—book your showing today!