



GRASSROOTS
REALTY GROUP

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59 Berkley Rise NW
Calgary, Alberta

MLS # A2238952



\$519,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	996 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Slab	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Wet Bar		

Inclusions: Garage Door Opener with one Remote, shelving in Garage, 3 Kitchen Chairs, 2 Bar stools in Basement, Wash Basin in Laundry Room.

Start Packing! This home is truly a gem, originally owned and meticulously cared for. There is so much to appreciate about this exceptional property; cherished homes of this caliber are a rare find. Ideal for first-time buyers, this residence is ready for you to move into without the need for renovation - numerous upgraded windows. There is an oversized master bedroom complete with a renovated two-piece ensuite. Additionally, the main bathroom has been refreshed. Two more bedrooms on the main floor are perfect for children, a hobby room, or an office. Both the front and back entrances are fitted with updated locking storm doors. The furnace has been meticulously maintained, complemented by a 50-gallon hot water tank and a sump pump that was installed in July 2019. The roof and vents were replaced in 2023, ensuring peace of mind. Downstairs there is a 4-piece bathroom, a spacious laundry room with slightly used, elite, high-end Washer & Dryer and Freezer. There is also a Games Room with a Wet Bar & 2 Bar Stools plus a Gas fireplace. There is a storage room as well as a room that could be used as an office. The spacious backyard boasts a large patio, a grassy area with a storage shed, and an oversized double detached garage (21.5 x 23.4). A walking path across the street leads to a sizable green space. This location is conveniently close to a Calgary Transit Bus Stop, Shopping, Parks, Playgrounds & Schools. There is also quick access to Stoney Trail, Deerfoot Trail, the Airport, & Cross Iron Mills Mall.