



GRASSROOTS
REALTY GROUP

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8310 berkley Road NW
Calgary, Alberta

MLS # A2240264



\$469,998

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,208 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	-

Inclusions: N/A

Welcome to 8310 Berkley Road NW – a beautifully updated duplex on a spacious corner lot in the sought-after community of Beddington Heights! This charming home has been freshly painted and features a bright, functional kitchen with ample cabinetry and room for casual dining—perfect for everyday living and entertaining. Enjoy peace of mind with major recent upgrades, including new windows (2019), new furnace & hot water tank (2022), a new roof (2025), and Telus fibre internet installed (2025)—offering comfort, efficiency, and modern convenience. The fully finished basement provides a large recreation room ideal for a home office, gym, or media space. Outside, the private backyard oasis boasts a spacious deck, storage shed, and plenty of room for gardening, pets, or family fun. Located close to Nose Hill Park, excellent schools, transit routes, and everyday amenities at Beddington Towne Centre—with easy access to Deerfoot and Stoney Trail for a quick commute. Whether you're a first-time buyer, investor, or downsizer, this move-in-ready gem offers incredible value in a prime NW location. Schedule your private showing today!