



GRASSROOTS
REALTY GROUP

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115 Berkshire Place NW
Calgary, Alberta

MLS # A2241264



\$700,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,614 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Gentle Sloping, Inter		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Dry Bar, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	TV & wall mount in kitchen/dining		

Beautifully renovated from top to bottom, this 3 bedroom, 2.5 bath family home offers over 1,600SF of stylish living space and is nestled on a quiet cul-de-sac in the heart of Beddington Heights. As you step inside, you are greeted with a vaulted entryway that opens into a bright inviting living area featuring wide plank hardwood floors, large picture windows, a custom built-in bookshelf wall, and a cozy wood-burning fireplace with tile surround. The modern kitchen is designed to impress with floor-to-ceiling cabinetry, upgraded appliances, quartz countertops, a subway tile backsplash, floating shelves, and a peninsula perfect for prepping meals or entertaining guests. Just off the kitchen is a sunny dining area with direct access to your private SOUTH facing backyard. A coffee bar/butler's pantry and a half bath complete the main floor. Upstairs, the luxurious primary suite is a true retreat with dual closets including a walk-in, a custom 3pc ensuite with heated floors, and a private balcony overlooking the yard. 2 additional bedrooms, a 4pc bathroom, and upper-level laundry complete the second floor, finished with newer carpet. Added bonus for your convenience is a custom mudroom and a DOUBLE attached garage. Additional upgrades include triple-pane windows on the south side, a newer roof (Fall 2021), under-cabinet lighting, custom blinds, and fresh paint throughout, including a refreshed kitchen island. Outside, enjoy brand-new landscaping with mulch, sod, decorative rock, paving stones, and a freshly pressure-washed exterior. The unfinished basement offers potential for a future living space and 4th bedroom, just waiting for your personal touch. Close schools, parks, shopping, public transit, Nose Hill Park, and major routes with easy access to downtown, the airport, or the mountains, this home checks every box.

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