



GRASSROOTS
REALTY GROUP

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160 Berkshire Close NW
Calgary, Alberta

MLS # A2241659



\$534,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,716 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks		

Inclusions:	Hottub (AS-IS), BBQ (AS-IS)
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AIR CONDITIONING | 4 BEDS | 2.5 BATHS | VACANT, READY TO MOVE IN | OVERSIZED SINGLE ATTACHED GARAGE | SIZE SIZE SIZE! OVER 1700 SQ FT ABOVE GRADE! | Calling all investors and FLIPPERS! HANDY MAN SPECIAL, with just a little TLC, this massive 4-level split has the potential to become your dream home! Located on a quiet street in desirable Beddington Heights NW, this spacious property offers over 2,000 sq-ft of living space. Tucked away on a quiet street next to a park, this 4-level split home offers space, comfort, and convenience. The spacious primary bedroom features double closets and an EN-SUITE with a stunning stone shower. Two additional bedrooms and a second full bathroom complete the upper level. The main floor boasts a BRIGHT living room, perfect for relaxing or entertaining. The fully finished basement includes an extra bedroom and a laundry room. Enjoy the large backyard with a spacious deck, hot tub, and parking pad. The heated single attached garage is ideal for Calgary winters. Additional highlights include solid oak cabinets, central A/C, laminate flooring, updated furnace, and hot water tank. This is a rare property, come see it before it's sold!