



**GRASSROOTS**  
REALTY GROUP

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**28 Berkley Close NW**  
**Calgary, Alberta**

**MLS # A2245438**



**\$569,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	996 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters, Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** Electric Stove, Refrigerator, Washer/Dryer, Window Coverings for Basement

Newly renovated in 2024 with a legal 2-bedroom basement suite and new fence, this 5-bed, 2-bath bungalow in sought-after Beddington Heights offers “live up, rent down” flexibility or strong investment potential. The bright main floor is complemented by a fully finished lower level with separate entrance, full kitchen, den and living room, ideal for rental income or multigenerational living. Set on an extra-deep lot with lane access and two parking pads, the property boasts a rare, oversized backyard and future redevelopment possibilities. Steps to playgrounds, walking distance to public and Catholic schools, and minutes to Beddington Towne Centre, shopping, dining, and transit with quick access to Deerfoot Trail and Centre Street.