1306 Berkley Drive NW
Calgary, Alberta

MLS # A2245697

$429,990

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,004 sq.ft.	**Age:**	1980 (45 yrs old)
Beds:	4	**Baths:**	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters		

Inclusions:	All appliances As-Is Condition

Excellent opportunity for investors or first-time buyers in the established community of Beddington! This 4-bedroom home offers solid bones and great potential. Bring your skills and this property can be transformed into a fantastic family home or income-generating investment. The main level features a spacious living room with patio doors to a sunny front balcony, a kitchen with dining nook, three good-sized bedrooms, a 4-piece main bathroom, and a large primary bedroom with his-and-hers closets and a private 2-piece ensuite. The partially finished basement includes a large fourth bedroom, rough-in plumbing, and an open layout ready for your development ideas—ideal for a potential suite (buyers to confirm requirements with the City). Outside, you’ll find a massive rear parking pad with space for multiple vehicles or a future double garage. Located just minutes from Nose Hill Park and offering quick access to 14th Street, Deerfoot Trail, and downtown. Beddington is a mature, family-friendly community with nearby schools, parks, shopping, and public transit.