



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**77 Berkshire Close NW**  
**Calgary, Alberta**

**MLS # A2246107**



**\$399,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,084 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** DISHWASHER (AS-IS), Refridgerator works but the drawers are damaged

**\*\*Open house Sat Aug 9 at 12pm-2pm\*\*** Discover the incredible potential in this excellent family home, representing the best value in the area with no condo fees! Nestled in a highly convenient location, you are just moments away from major shopping centres, public transit, beautiful parks, and scenic walking paths, with easy access to the airport. This property is the perfect canvas for a buyer looking to create their dream space or an investor seeking a promising project. The home features three good-sized bedrooms and a versatile lower-level recreation room, perfect for a playroom or home theatre. Enjoy privacy and security in the fully fenced backyard. A major update has already been completed for you with a brand new roof installed in May 2025. With some cosmetic updates, this house can be transformed into a truly stunning home. Don't miss this exceptional opportunity!