



**GRASSROOTS**  
REALTY GROUP

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**8426 Berkley Road NW**  
**Calgary, Alberta**

**MLS # A2247455**



**\$599,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 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>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Quartz Counters		

**Inclusions:** None

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors. **Main Floor: 3 Spacious Bedrooms:** The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom. **2 Stylish Bathrooms:** Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities. **Open Concept Living & Dining:** The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere. **Updated Kitchen:** The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around. **Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom:** The fully illegal suite is equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family. **Private & Spacious:** With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright, with high-quality finishes that make it feel like a true home. **Additional Features:** **Ample Parking:** The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles. **New Windows, Plumbing fixtures, & Electrical fixtures:** No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply

relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see!