



**GRASSROOTS**  
REALTY GROUP

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**8432 Berkley Road NW**  
**Calgary, Alberta**

**MLS # A2260578**



**\$585,110**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<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>	See Remarks

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

**Inclusions:** N/A

Welcome to 8432 Berkley Road NW, a charming and recently updated duplex bungalow with over 1600sq' of living space in the desirable community of Beddington Heights. This inviting home offers the perfect blend of comfort, function, and modern upgrades—ideal for families, investors, or first-time buyers seeking space and value. The bright and functional main floor showcases gleaming hardwood floors, a spacious living room with a cozy wood-burning fireplace(as is), and a dedicated dining area. The updated kitchen features ample cabinetry with pantry storage, a large peninsula with eating nook, and plenty of prep space. Upstairs, you'll also find 2 bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry. The fully finished basement expands your living options with a generous family room, 2 additional bedrooms, and another full bathroom—perfect for guests, teens, a home gym, or office. Step outside to enjoy an oversized detached single garage with loft storage, a large private front deck for outdoor entertaining, and a landscaped yard ready for your personal touches. Recent upgrades include a high-efficiency furnace, new roof, modern finishes, and durable hardwood flooring, ensuring both comfort and long-term peace of mind. Set in family-friendly Beddington Heights, this home offers quick access to schools, parks, shopping, transit, and major routes like Deerfoot Trail and Stoney Trail—making commutes and daily errands simple and convenient.