



GRASSROOTS
REALTY GROUP

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946 Berkley Drive NW
Calgary, Alberta

MLS # A2264876



\$573,900

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | Beddington Heights | | |
| Type: | Residential/Duplex | | |
| Style: | Attached-Side by Side, Bungalow | | |
| Size: | 1,023 sq.ft. | Age: | 1977 (49 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Off Street, Parking Pad | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, City Lot | | |

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|--------------------|---|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Aluminum Siding , Brick, Concrete, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows | | |
| Inclusions: | None | | |

Welcome to this beautifully renovated semi-detached home offering more than 1,950 sq ft of developed living space in one of NW Calgary's most desirable neighborhoods. Designed with modern living in mind, this property is perfect for investors looking for a turnkey opportunity. Step inside and experience the charm of a bright, open-concept main level featuring new stainless steel appliances, modern light fixtures, and an elegant electric fireplace that creates a warm and inviting living area. Large south-facing windows fill the space with an abundance of natural light, highlighting the fresh finishes and neutral tones throughout. The main level includes three spacious bedrooms and a fully updated 4-piece bathroom with contemporary fixtures. The kitchen is tastefully designed with ample cabinetry and sleek finishes, providing both style and function. You'll also enjoy the convenience of your own stacked laundry on the main floor — perfect for independent living. The lower level features a well-designed illegal basement suite with a separate entrance and separate laundry, making it ideal for extended family use or rental potential. The suite includes two large bedrooms, a comfortable living area, and an open kitchen layout — basement is developed with all finished with the same attention to detail as the main floor. Outside, the large backyard offers plenty of space for gardening, entertaining, or adding a patio setup for summer gatherings. With two dedicated parking spots and a playground directly behind the home, this property is as functional as it is family-friendly. Every corner of this home reflects quality and thoughtful renovation — ready for you to move in and start making memories. The location is truly unbeatable — close to schools, shopping, and parks, with quick access to Beddington Town

Centre, Fit4Less, London Drugs, Stoney Trail, and Deerfoot Trail. Whether you're commuting or exploring the city, everything you need is just minutes away. Don't miss this rare opportunity to own a high-quality renovated home in a sought-after community. Move-in ready, investment-ready, and rented!