



GRASSROOTS
REALTY GROUP

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1371 BERKLEY Drive NW
Calgary, Alberta

MLS # A2265900



\$629,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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4 BEDS | 3 FULL BATHS | SUITED (ILLEGAL) | SEPARATE LAUNDRY | CORNER LOT | SPACIOUS BACKYARD Welcome to this fully renovated bi-level home nestled in a mature, family-friendly community. Offering over 1,800 SQFT developed living space, this property features brand-new quartz countertops, two well-sized bedrooms and two full bathrooms on the main floor, plus two additional spacious bedrooms and a full bathroom in the lower level. With separated laundry areas for added convenience and a brand-new roof, this corner lot home offers a large backyard perfect for outdoor gatherings and play. Ideally located within walking distance of Nose Hill Park and close to playgrounds, schools, and Centre Street, this home combines comfort, style, and convenience. Don't miss your chance to own this beautiful home in a great community—schedule your viewing today!