8428 Berkley Road NW
Calgary, Alberta

MLS # A2268437

$575,000

Division:	Beddington Heights
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow

Size:	1,018 sq.ft.	**Age:**	1977 (49 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Off Street, See Remarks
Lot Size:	0.07 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: N/A

Beautifully Renovated Duplex with Separate 2-bedroom basement, Perfect for Families or Investors! Welcome to this modern, fully updated duplex offering the perfect balance of design, comfort and functionality. Featuring two self-contained living spaces, this property is ideal for families, multi-generational living, or generating rental income. The main floor showcases a bright open-concept living and dining area, a chef’s kitchen with quartz countertops and new appliances, and three spacious bedrooms including a generous primary suite. You will also enjoy two stylish full bathrooms, new flooring, lighting, and fresh paint throughout. The lower-level (illegal) suite offers two bedrooms, a full bathroom, private entrance, its own kitchen and laundry, making it perfect for extended family or tenants. Additional highlights include ample parking, a private backyard, *new windows, and * New electrical and *plumbing fixtures. Whether you are looking to live upstairs and rent the basement or invest in a turnkey income property, this beautifully renovated duplex is an incredible opportunity. Book your private Tour now!