



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1137 Berkley Drive NW**  
**Calgary, Alberta**

**MLS # A2270368**



**\$429,000**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beddington Heights                     |               |                   |
| <b>Type:</b>     | Residential/Duplex                     |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bi-Level        |               |                   |
| <b>Size:</b>     | 1,021 sq.ft.                           | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street                             |               |                   |
| <b>Lot Size:</b> | 0.06 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Many Trees, Rectangular Lot |               |                   |

|                    |                              |                   |      |
|--------------------|------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home              |                   |      |

**Inclusions:** None

An exceptional opportunity awaits at 1137 Berkley Dr NW in sought-after Beddington Heights. This bright and well-kept half-duplex offers outstanding value with four bedrooms, a fully finished basement, and no condo fees, making it an excellent choice for first-time buyers, families, or investors. The home has been updated with a new roof, a 2023 hot water tank, air conditioning, fresh paint. The main floor is filled with natural light and features three comfortable bedrooms and a full bathroom, while the lower level offers generous storage and flexible living space with easy potential to be suited (subject to approval and permits by the City of Calgary). Outside, a fully fenced backyard and newly built front balcony provide ideal spaces for kids, pets, or outdoor gatherings. Located minutes from Nose Hill Park, schools, shopping, and transit, this move-in-ready property delivers comfort, convenience, and long-term value in one of NW Calgary's most established communities.