



**GRASSROOTS**  
REALTY GROUP

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**1347 Berkley Drive NW**  
**Calgary, Alberta**

**MLS # A2278299**



**\$440,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s)		

**Inclusions:** Stand Up Refrigerator in Basement

Don't miss this incredible value opportunity. This well-located detached home in NW Calgary offers a price point rarely seen in today's market, making it an ideal option for buyers looking to add value and build equity. The home has seen thoughtful updates over the years, including quartz kitchen countertops and updated appliances. Major mechanical systems were replaced in 2025, including the furnace, hot water tank, and sump pump, providing added confidence for the next owner. The layout is functional and welcoming, and the home shows well overall. New flooring and a fresh coat of paint would further enhance the space, creating an excellent opportunity for a first-time buyer, renovator, or investor seeking straightforward cosmetic improvements with strong upside. The west-facing backyard offers great outdoor space, and the lot provides potential for a future garage, subject to City approvals. Alley access parking is currently available. Located in the established community of Beddington Heights, the property is close to Nose Hill Park, transit, schools, and everyday amenities. Detached homes under \$500,000 in this area are increasingly rare, adding to the appeal. A recent home inspection report and flooring quote are available upon request. Quick possession is available. Whether you're entering the market, investing, or looking for a value-focused opportunity in a strong NW location, this property delivers outstanding potential at an attractive price. Please contact the listing agent for additional details or to arrange a showing.