



**987 Berkley Drive NW  
Calgary, Alberta**

**MLS # A2282175**

**\$570,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Beddington Heights  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,078 sq.ft.  | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Triple Garage Detached  |               |                   |
| <b>Lot Size:</b> | 0.10 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                       | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Aluminum Siding , Brick    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, Storage |                   |      |
| <b>Inclusions:</b> | Gazebo, Vacuflo as-is.     |                   |      |

OPEN HOUSE JANUARY 31ST & FEBRUARY 1ST - 11:00-1:00PM! Welcome to this bright and well-maintained bungalow in Beddington Heights, one of Calgary's family-friendly communities. It's very rare to find a home at this price with a TRIPLE car garage, and a bungalow that's move-in ready! This lovely updated home is just steps from schools, parks, playgrounds, and Beddington Towne Centre. Plus it's close to the off-leash dog park, Nosehill Park, and Huntington Hills Community Association, this location offers outstanding convenience and an active community lifestyle. The house has all been recently freshly painted throughout plus brand-new carpeting too! The main level features two good-sized bedrooms, a 4-piece bathroom, and a warm, inviting living room highlighted by a wood-burning brick fireplace. A cozy dining area sits just off the kitchen, which offers ample cabinetry and a brand-new refrigerator. Fresh new paint and carpet enhance the home's bright feel, while the new carpeting adds comfort and practicality throughout. The finished basement provides excellent additional living space with a rec room, third bedroom, 4-piece bathroom, along with a dedicated laundry room and storage area, ideal for guests, teens, or a home office. Notable upgrades include triple-pane Eco-Line windows (2017), a newer roof with ice & water shield and new attic vents (2021), furnace & A/C (2024), and central air conditioning for year-round comfort. Outside, enjoy the sunny south-facing backyard complete with a patio and gazebo, perfect for relaxing or entertaining. The TRIPLE detached garage is a rare find, offering outstanding parking and storage and the perfect space for hobbyists or mechanics. Located near shopping, transit, walking paths, community amenities, and quick access to major routes, this charming

bungalow is perfectly suited for families, downsizers, or investors alike.