



GRASSROOTS
REALTY GROUP

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1480 Berkley Drive NW
Calgary, Alberta

MLS # A2283274



\$714,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,720 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Low Flow Plumbing Fixtures, No Smoking Home, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Second fridge in the basement

OPEN HOUSE SATURDAY FEB 21st 1-3pm Located in the established community of BEDDINGTON HEIGHTS, this well-maintained home offers a functional family layout, meaningful UPGRADES and a backyard that backs directly onto a WALKING PATH for added privacy and outdoor enjoyment. The main floor features a front living room with WEST EXPOSURE that fills the space with natural light, flowing into the formal dining room with UPDATED LIGHTING suited for everyday living and entertaining. Designed with a PENINSULA-STYLE LAYOUT, the kitchen includes an eating nook and a PATIO SLIDER that supports easy INDOOR/OUTDOOR LIVING. Below, the sunken family room is anchored by a GAS FIREPLACE with FULL STONE SURROUND, BUILT-IN SHELVEING and an OVERSIZED WINDOW framing backyard views. A tucked-away powder room and a functional mudroom with washer and dryer provide excellent storage and everyday convenience. The upper level includes two additional bedrooms, a 4-piece main bathroom and a BEAUTIFUL PRIMARY RETREAT with a private 3-piece ENSUITE and DUAL CLOSETS. The FULLY DEVELOPED BASEMENT adds flexible living space with a large REC ROOM, BUILT-IN SHELVEING and a PUB-STYLE WET BAR WITH SEATING, along with a FOURTH BEDROOM and a 3-piece bathroom featuring a STEAM SHOWER, while the mechanical room offers added STORAGE with a WORKBENCH and BUILT-IN SHELVEING. Outdoor features include a FULL-LENGTH TWO-TIERED DECK with a GAS BBQ LINE, a LARGE BACKYARD, VEGETABLE GARDEN, OUTDOOR SHED and a recently replaced fence in 2017. UPGRADES include KITCHEN APPLIANCES (except dishwasher) within the last 5 years, ATTIC INSULATION TOP-UP in 2025, WASHING MACHINE in 2024,

BASEMENT CARPET in 2021, WINDOWS in 2021 and 2024, HOT WATER TANK in 2020, TWO HIGH-EFFICIENCY FURNACES WITH HUMIDIFIERS in 2016, SHINGLES in 2016 and HAIL-RESISTANT HARDIBOARD SIDING in 2025. Parking is provided by a DOUBLE ATTACHED GARAGE that is INSULATED with TALL CEILINGS and a GARAGE MAN DOOR, plus an EXTENDED DRIVEWAY that FITS THREE VEHICLES. This location offers quick access to WALKING PATHS, NOSE HILL PARK, nearby schools, transit, local shopping, Deerfoot Trail, 14 Street and Stoney trail, with downtown Calgary approximately 15 minutes away.