



**1399 Berkley Drive NW
Calgary, Alberta**

MLS # A2284801



\$600,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,175 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: Hot Tub "as is/where is"

OPEN HOUSE SAT MAR 14 FROM 1:00 - 4:00. Major upgrades and an unbeatable location come together in this detached Beddington home. The heart of the home has just been completely refreshed with brand new kitchen cabinetry, appliances, and a new window installed in 2025, creating a bright and functional space for cooking, gathering, and everyday living. A new high efficiency furnace installed in 2025 adds comfort and peace of mind heading into the years ahead. The main floor offers welcoming living and dining spaces, anchored by a cozy wood burning fireplace that makes the home feel warm and inviting during Calgary winters. Upstairs you will find two generously sized bedrooms and a full bathroom, offering comfortable and practical living. The fully finished basement provides additional flexible space that works beautifully as a recreation room, home office, workout area, or guest space. Outside, both front and rear decks offer space to relax, entertain, or enjoy warm summer evenings, while the double detached garage provides secure parking and extra storage. The location is exceptional. Just minutes away is Nose Hill Park, one of North America's largest urban parks, offering endless walking and biking trails. Nearby Beacham Park provides playgrounds, sports fields, and open green space, while quick access to 14th Street makes commuting around the city simple! With meaningful upgrades already completed and access to some of Calgary's best outdoor spaces, this home offers both comfort and convenience in an established northwest community. Homes with this combination of upgrades, garage, and location rarely stay quiet for long.