



**447 Berkley Crescent NW
Calgary, Alberta**

MLS # A2285083



\$575,000

Division:	Beddington Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,100 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Level, Rectangular Lot, Treed		

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

Inclusions: N/A

Let's be honest. Most starter homes come with compromises. No garage. Busy streets. Limited outdoor space. Or a house that still needs another \$50,000 in renovations before you can actually enjoy it. This one doesn't. Welcome to 447 Berkeley Crescent NW, a beautifully maintained four-level split tucked onto a quiet street in Beddington Heights that offers something increasingly difficult to find in Calgary: a renovated detached home with a garage, incredible outdoor access, and a true sense of neighbourhood. One of the most special parts of this home is what sits just outside your front door. Within moments you can step onto the pathway system leading directly to the Huntington Hills Off-Leash Dog Park, which connects seamlessly into the rolling hills and endless trails of Nose Hill Park, one of the largest urban parks in North America. Morning walks, sunset runs, weekend adventures with the dog, or simply a quiet moment outdoors become part of everyday life here. Inside, the home welcomes you with vaulted ceilings and a bright, south-facing living space that fills with natural light throughout the day. The fully renovated kitchen serves as the heart of the home, offering a fresh and functional space that connects naturally to the dining and living areas. It's the kind of layout that makes everyday living feel easy, whether you're hosting friends, cooking dinner, or simply relaxing at the end of the day. Upstairs you'll find two spacious bedrooms, including a comfortable primary retreat complete with its own private two-piece ensuite. A beautifully updated four-piece bathroom sits between the bedrooms, creating a clean and modern space that feels both practical and inviting. The four-level split layout adds character and separation between living spaces while still maintaining a connected, open feel throughout the home. Major mechanical updates including

central air conditioning, a high-efficiency furnace, and a newer hot water tank provide year-round comfort and peace of mind for the next owner. Outside, the detached garage offers excellent space for vehicles, hobbies, or additional storage, with overhead rafters providing even more room for seasonal gear and equipment. Berkley Crescent is the kind of street people move to and stay for years. Neighbours look out for each other, homes are cared for, and there's a quiet sense of pride the moment you arrive. At the same time, you're just minutes from Safeway, Starbucks, London Drugs, Co-op and everything you need day to day. For buyers ready to move beyond condo living and into their first detached home, opportunities like this are getting harder to find. A renovated home. A detached garage. Parks and pathways at your doorstep. And a location that simply makes life easier. This isn't just a great starter home. It's the kind of place people are proud to call their own.