



**124 Berkley Way NW**  
**Calgary, Alberta**

**MLS # A2292381**



**\$359,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	704 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage		

**Inclusions:** N/A

Welcome to this well-located 2-storey townhome in the heart of Beddington Heights offering over 1,265 sq ft of functional living space and no condo fees. The main level features a bright and practical layout with a spacious living room and updated kitchen with dining area, creating a comfortable and functional space for everyday living and entertaining. You’ll also find a convenient 2-piece bathroom with laundry and additional storage on the main floor. Upstairs offers three spacious bedrooms, a full 4-piece bathroom, and added storage, making it ideal for families or tenants alike. Step outside to a fully fenced front and backyard with a pergola, perfect for relaxing, kids, or pets, along with two rear parking stalls and plenty of street parking for guests. Located in an established NW community close to parks, schools, shopping and transit, with quick access to Deerfoot Trail, Centre Street and Beddington Trail for an easy commute to downtown or the airport, plus an off-leash dog park right next to the property and Nose Hill Park just minutes away. An excellent opportunity for first-time buyers, investors or anyone looking to get into the market, offering strong value in a location that’s hard to beat.