



1133 Berkley Drive NW
Calgary, Alberta

MLS # A2297690



\$469,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,037 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Landscaped, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: storage shed

YOUR NEW HOME ... is the kind of home that simply feels right the moment you walk in. Nestled in the heart of Beddington Heights, this beautifully maintained home offers almost 2,000 sq. ft. of thoughtfully designed living space—perfect for growing families, busy households, or anyone craving comfort and functionality in a central location. The main floor invites connection, with a bright, open living and dining area that’s ideal for everything from lively gatherings to quiet nights in. The updated kitchen blends style and practicality, making it a space you’ll truly enjoy spending time in. Even better, the main floor laundry adds everyday convenience right where you need it most. This home has been lovingly cared for, with important upgrades already done for you—including the roof, eaves, and downspouts (2025), furnace (2019), hot water tank (2025), and newer appliances within the past 4–5 years. Flooring updates (2018) and refreshed windows (2015) further add to the home’s move-in-ready appeal. Downstairs, the fully developed lower level offers incredible flexibility. Whether you have older children, extended family, or simply want extra room to spread out, you’ll love the large family room, spacious bedroom, 3-piece bathroom, and bonus den or office. With the right permits, this space also presents an excellent opportunity for a future secondary suite. Step outside and discover a truly special backyard. Inspired by a classic British garden, it’s filled with blooming perennials and rose bushes, creating a peaceful, storybook setting. A private deck and small green space complete the yard—perfect for morning coffee, summer evenings, or simply unwinding. Behind the fence, you’ll find your own convenient parking pad. This is more than just a house—it’s a home that’s been cared

for, upgraded, and ready for its next chapter. All that's left to do... is move in and make it yours