



THE
A-TEAM

**RE/MAX
FIRST**

147 BERKSHIRE Close, Calgary T3K 1Z2

MLS® #: **A2160480** Area: **Beddington Heights** Listing Date: **09/03/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **4,768 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Street Lighting,Rectangular Lot,See Remarks,Treed**
 Park Feat: **Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,RV Access/Parking,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Garden**

Construction: **Aluminum Siding ,Brick,Mixed**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate,See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Freezer,Range Hood,Refrigerator,See Remarks**
 Int Feat: **Built-in Features,Central Vacuum**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 12`10"
Kitchen With Eating Area	Main	11`9" x 11`8"
Bedroom	Second	11`2" x 10`3"
4pc Bathroom	Second	6`7" x 5`0"
Family Room	Lower	25`7" x 12`8"
Laundry	Lower	12`8" x 7`2"

Room	Level	Dimensions
Dining Room	Main	12`1" x 9`3"
Bedroom - Primary	Second	12`0" x 11`9"
Bedroom	Second	9`0" x 8`9"
3pc Ensuite bath	Second	7`6" x 4`2"
3pc Bathroom	Lower	7`7" x 4`11"
Den	Lower	15`7" x 12`6"

Title:
Fee Simple
Legal Desc:

Zoning:
SR

7911479

Remarks

Pub Rmks: **Great 4 Level Back to Front split " Original owner " Three Bedrooms on the upper level..Hard-Wood floors profesionaly re-finished. South facing, Quiet rear back yard with Hot-Tub RV Parking and a heated double detached Garage 220 Wiring Developed on the 3rd and 4th Levels! Central-A/C and a newer furnace. Great condition well maintained with re-placed windows and ashfault shingle roof**

Inclusions: **Hot-Tub and Accesories**

Property Listed By: **G.M. Bain Real Estate Services Ltd.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







