



THE
A-TEAM

**RE/MAX
FIRST**

424 BERKLEY Crescent, Calgary T3K1A8

MLS®#: **A2161890** Area: **Beddington Heights** Listing Date: **09/03/24** List Price: **\$799,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **7,351 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,800**
 Low Sqft:
 Ttl Sqft: **1,800**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Reverse Pie Shaped Lot,Secluded,Treed**
 Park Feat: **Double Garage Attached,Interlocking Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Awning(s),Garden,Private Entrance,Private Yard,Storage**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,See Remarks,Tankless Water Heater,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Soaking Tub,Storage,Tankless Hot Water**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`8" x 10`0"	Dining Room	Main	12`0" x 10`0"
Living Room	Main	18`0" x 12`0"	Family Room	Main	16`6" x 9`6"
Kitchen	Basement	10`0" x 9`0"	Living Room	Basement	23`0" x 11`6"
Furnace/Utility Room	Basement	9`0" x 7`6"	Flex Space	Basement	12`6" x 7`6"
Bedroom - Primary	Upper	16`0" x 12`0"	Bedroom	Upper	15`0" x 7`6"
Bedroom	Upper	12`6" x 9`0"	Bedroom	Basement	14`6" x 11`0"
2pc Bathroom	Main	5`0" x 5`0"	3pc Ensuite bath	Upper	8`6" x 5`0"

4pc Bathroom

Upper

8`6" x 7`6"

4pc Bathroom

Basement

7`6" x 6`6"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

7711171

Zoning:

R-C1

Remarks

Pub Rmks:

Welcome to your dream home! Come see this beautifully upgraded walk-out home tucked away on a peaceful street in Beddington Heights. Sitting on a massive pie-shaped lot with mature trees, enjoy the partially covered wrap around deck and a large driveway with an oversized double car garage. This home has over 2,700 square feet of developed living space! The property has a NEW ROOF (2022), tankless hot water system, with modern lighting & luxury finishes throughout. The main home showcases a fully updated kitchen with quartz countertops, new stainless steel appliances, stylish cabinets and engineered HARDWOOD flooring runs through the entire main level! Enjoy a cozy evening by the eye-catching gas fireplace... and when you head upstairs to one of 3 bedrooms, notice the luxury carpet beneath your feet. Each spa-like bathroom has been fully renovated and is ready for your enjoyment. This home includes a bright FULLY LEGAL BASEMENT SUITE with its own private entrance and renovated 4-piece bathroom. The legal suite also has new vinyl plank floors and high end carpet. Currently set up with a shared laundry area in the basement but a second set of washer/dryer hookups are in the main floor mudroom. The Basement flex room can be used for the legal suite or main house. Want to keep the entire home for yourself?? The legal suite can easily become one with the rest of the house, granting you full access to the private backyard patio and an incredible basement bar. For the hobbyist there's an additional WORKSHOP under the back deck, perfect for year-round projects. With nothing left to do but move in and enjoy, this home is the perfect blend of comfort, style, and versatility. Don't miss out on this incredible opportunity!

Inclusions:

Property Listed By:

Ring doorbell camera, security cameras x3, Curtain Rods, See full list in supplements.

CIR Realty

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

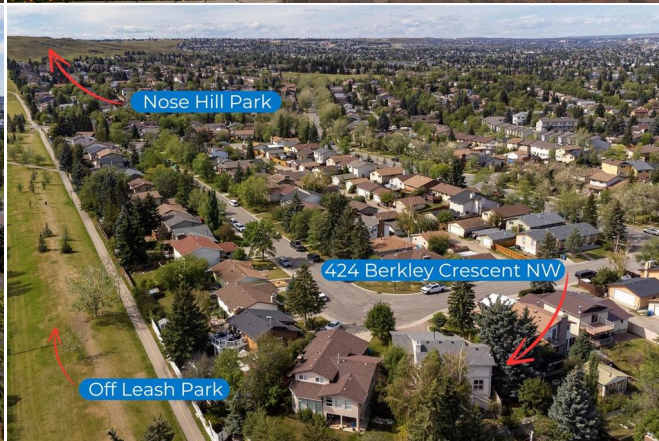












424 BERKELEY CRESSWAY, CALGARY, AB
MAIN - 1011.00 Sq.Ft. / 94.47 m²
UPPER - 1017.73 Sq.Ft. / 94.20 m²
BASEMENT - 1860.27 Sq.Ft. / 172.28 m²
GARAGE - 1864.42 Sq.Ft. / 172.91 m²
TOTAL AREA - 4753.42 Sq.Ft. / 441.86 m²

DETACHED SINGLE FAMILY
*DIMENSIONS TAKEN TO EXTERIOR FOUNDATION

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