



THE
A-TEAM

**RE/MAX
FIRST**

1292 BERKLEY Drive, Calgary T3K 1S9

MLS® #: **A2172856** Area: **Beddington Heights** Listing Date: **10/15/24** List Price: **\$568,000**
Status: **Active** County: **Calgary** Change: **-\$31k, 15-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **3,788 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,288**
Low Sqft:
Ttl Sqft: **1,288**

DOM

37
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Garden,Low Maintenance Landscape,Landscaped,Street Lighting,Yard Lights,Pie Shaped Lot**

Park Feat:

Double Garage Detached,Garage Door Opener,Rear Drive,Secured

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Garden,Lighting,Private Yard**

Construction: **Aluminum Siding ,Metal Siding ,Wood Frame**
Flooring: **Laminate,Tile,Vinyl Plank**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Central Vacuum,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Vinyl Windows**
Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	17`5" x 14`5"
Den	Basement	8`6" x 7`2"
Furnace/Utility Room	Basement	12`11" x 9`2"
Foyer	Main	8`4" x 4`3"
Bedroom - Primary	Second	16`4" x 11`0"
Bedroom	Second	11`4" x 9`11"

Room	Level	Dimensions
Kitchen	Main	14`8" x 13`10"
Family Room	Basement	19`11" x 12`7"
Mud Room	Main	8`8" x 6`8"
Pantry	Main	4`10" x 2`5"
Bedroom	Second	11`0" x 10`7"
4pc Bathroom	Second	8`0" x 4`11"

2pc Bathroom	Main	5`1" x 4`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R-CG	
Legal Desc:	7910490		Remarks
Pub Rmks:	Look No further! Here's your next dreamed COZY home. Enjoy the benefits of modern energy efficient living with newer Triple-Pane VINYL Windows installed throughout the whole house! The main floor boasts elegant LVP flooring, creating a warm and inviting atmosphere. The spacious living room and dining area provide ample space for daily activities. The kitchen is upgraded with GRANITE countertops, and NEWER appliances, providing a perfect blend of style and functionality. Bathrooms have been thoughtfully updated with newer toilets, newer vanity and quartz countertops, adding a touch of contemporary elegance. Upstairs, you'll find three generously sized bedrooms perfect for your family's needs. The fully finished basement offers a vast recreation/family room, an extra bedroom/den, and room for future bathroom development. The beautifully landscaped backyard, with big newer deck, offers a perfect retreat for relaxation and entertainment. The large, fenced LOT is adorned with beautiful mature plants and nice concrete and stone paver walkway at both back and front yard. Other notable upgrades include newer fences, metal(aluminum) sidings, newer mantel and tile work for the fireplace, newer high efficiency furnace, newer hot water tank, newer eaves and roof shingles. Also it features an oversized double garage at the back of the house. Located close in proximity to 14th St NW, public transit, nose hill park, shopping center, and well-known school system(Beddington Heights School, John G. Diefenbaker High School, Sir John A. Macdonald School etc.) Ensuring you and your family a convenient lifestyle. This home is not just a dwelling but a blend of elegance and comfort, waiting for its new owners or investors to start their story! ACT NOW before it's gone!		
Inclusions:	N/A		
Property Listed By:	RE/MAX House of Real Estate		

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











