



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**43 BERKSHIRE Road, Calgary T3K2A2**

MLS®#: **A2176458**

Area: **Beddington Heights**

Listing Date: **10/31/24**

List Price: **\$649,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **4,800 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,275**  
Low Sqft:  
Ttl Sqft: **1,275**

DOM

**51**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **Bi-Level**

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction: **Aluminum Siding ,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer**  
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>5`1" x 7`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>20`0" x 5`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 8`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 10`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>28`5" x 28`0"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`5" x 4`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`1" x 10`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 12`6"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`9" x 9`3"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>9`4" x 12`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7911479**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Welcome to Beddington Heights! This Immaculate Bi-Level has over 2115 total square feet with Central A/C. Recently Renovated with 3 bedrooms and 3 full bathrooms. Open Floor Concept with Upgraded Kitchen and Stainless Steel Appliances with black Granite Countertops, large breakfast Island overlooking the dining and living room areas. Large Living Room with Wood Burning Fireplace. Primary bedroom with Walk In Closet and a renovated 3 piece ensuite. 2nd bedroom/office with access to the large enclosed deck and another bedroom share a renovated 4 piece bathroom. Main floor laundry room with new front load washer & dryer. Basement features a large Recreation Room, Storage and another 3 piece bathroom. Double attached garage with access to Utility Room and additional storage room. Beautiful Fully Fenced Backyard featuring a large enclosed deck, firepit and storage shed. Lots of upgrades throughout: Hot Water Tank (2022), Asphalt Shingles (2020), Carpet (2022), Exterior and Interior Paint (2022), New Toilets/Light Fixtures/Plugs/Switches throughout. Located close to Restaurants, Shopping, Beddington Towne Centre and Transit. Easy access to Country Hills, Beddington and Deerfoot Trail. This is a must see!**

Inclusions:  
Property Listed By:

**NA**  
**Sotheby's International Realty Canada**

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







