



THE
A-TEAM

**RE/MAX
FIRST**

1180 BERKLEY Drive, Calgary T3K 1S7

MLS®#: **A2182894** Area: **Beddington Heights** Listing Date: **12/09/24** List Price: **\$589,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1980**
 Lot Information
 Lot Sz Ar: **2,809 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,000**
 Low Sqft:
 Ttl Sqft: **1,000**

DOM

12
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space,Front Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Off Street,Parkade**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Mid Efficiency** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Balcony,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 12`0"	Dining Room	Main	9`11" x 9`2"
Kitchen	Main	9`6" x 9`1"	Bedroom - Primary	Main	9`11" x 12`7"
Bedroom	Main	12`7" x 8`11"	Bedroom	Main	9`11" x 9`10"
Family Room	Basement	13`5" x 11`10"	Bedroom	Basement	11`1" x 9`0"
Bedroom	Basement	9`4" x 9`0"	Kitchen	Basement	7`9" x 9`11"
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7911017

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this beautifully updated 5-bedroom home located in the highly sought-after NW community of Beddington Heights. With no condo fees and a fantastic list of modern upgrades, this home offers both style and convenience, perfect for families or those looking for a turn-key property. As you step inside, you'll immediately be impressed by the sleek, contemporary finishes throughout. The main level features gorgeous luxury plank vinyl (LPV) flooring, adding both durability and a modern aesthetic to the space. The stylish 12x24 tiles in the bathrooms bring an extra touch of sophistication. The heart of the home is the open-concept living area, where Quartz countertops and stainless steel appliances elevate the kitchen to a chef's dream. Whether you're cooking or entertaining, the space is both functional and inviting. This home offers 5 generous bedrooms, including a fully developed 2-bedroom basement suite (Illegal suite) with its own separate entrance—perfect for guests, or extended family. There are 2 full bathrooms in the home, one on the main level and another in the basement, both featuring modern fixtures and finishes. Other recent updates include new doors, knock-down ceilings, and contemporary light fixtures throughout, ensuring every detail has been attended to. Outside, the private yard provides a perfect space for outdoor activities, and with the added benefit of no condo fees, you'll enjoy more freedom and less upkeep. Located in the quiet, family-friendly neighborhood of Beddington Heights, you're close to parks, schools, shopping, and major transportation routes, making this home an excellent choice for anyone looking to live in a vibrant NW community. Don't miss out on this opportunity to own a stunning, move-in-ready home with an income-generating basement suite—Call to view before it's gone!

Inclusions:
Property Listed By:

**Basement appliances
RE/MAX House of Real Estate**

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











