



THE
A-TEAM

**RE/MAX
FIRST**

160 BERKLEY Way, Calgary T3K 1B6

MLS®#: **A2190110**

Area: **Beddington Heights**

Listing Date: **01/25/25**

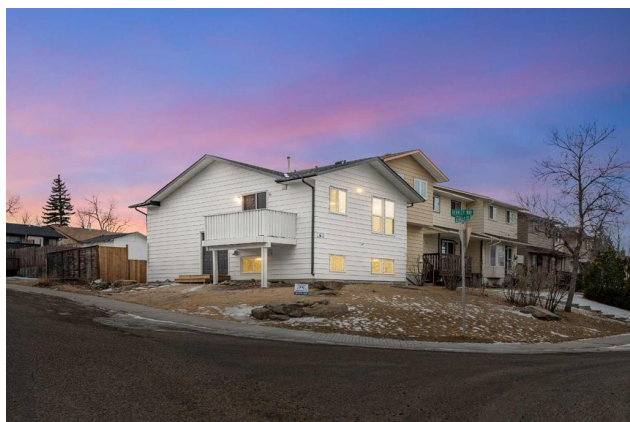
List Price: **\$588,800**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

891

Year Built:

1978

Low Sqft:

Lot Information

Ttl Sqft:

891

Lot Sz Ar:

3,616 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level,Side by Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Corner Lot,Front Yard,Irregular Lot,Reverse Pie Shaped Lot
Off Street**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Composite Siding,Wood Frame

Flooring:

Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked

Int Feat:

Double Vanity,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`7" x 5`9"
Living Room	Main	12`1" x 15`10"
Bedroom	Main	8`8" x 11`5"
Living Room	Basement	8`10" x 15`1"
Kitchen	Basement	4`5" x 15`1"
Bedroom	Basement	9`11" x 9`3"

Room	Level	Dimensions
Kitchen	Main	9`2" x 10`1"
5pc Bathroom	Main	8`7" x 6`11"
Bedroom - Primary	Main	12`5" x 11`5"
Dining Room	Basement	6`11" x 15`1"
4pc Bathroom	Basement	5`3" x 6`8"
Bedroom	Basement	10`11" x 13`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

7711171

Remarks

Pub Rmks:

LEGAL BASEMENT SUITE! CORNER LOT! FULLY RENOVATED! This is a ONE OF A KIND OPPORTUNITY to get into a FULLY RENOVATED HOME WITH A LEGAL BASEMENT SUITE! Take advantage of this HUGE CORNER LOT WITH TONS OF PARKING! This FULLY RENOVATED HALF-DUPLEX features LUXURIOUS UPGRADES SUCH AS LUXURY VINYL PLANK (LVP), FLOOR TO CEILING CABINETS, RECESSED LIGHTING AND STAINLESS STEEL APPLIANCES! The UPPER LEVEL greets you with a HUGE LIVING SPACE overlooking your BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES. Next to the KITCHEN is the DINING ROOM that leads to your BALCONY overlooking your CORNER LOT! There are TWO HUGE BEDROOMS and a 5 PIECE BATHROOM AS WELL and to COMPLETE THE MAIN FLOOR is a SEPARATE LAUNDRY! Make your way to the LEGAL BASEMENT SUITE with the same FINISHINGS AND MATERIALS as the MAIN LEVEL! This level features another HUGE LIVING ROOM, DINING ROOM AND THE SAME BRAND NEW KITCHEN WITH STAINLESS STEEL APPLIANCES! There are ANOTHER TWO BEDROOMS AND AN ADDITIONAL 4PC BATHROOM plus the SEPARATE LAUNDRY for the LEGAL SUITE! The HUGE CORNER LOT is IDEAL FOR PLENTY OF PARKING and PERFECT FOR KIDS TO PLAY IN! There is a HUGE STORAGE SHED IN THE BACKYARD perfect for storing anything you need to! This home is located near many SCHOOLS, SHOPPING CENTRES AND MORE! It's perfect for the FIRST TIME HOME BUYER or the SAVVY INVESTOR!

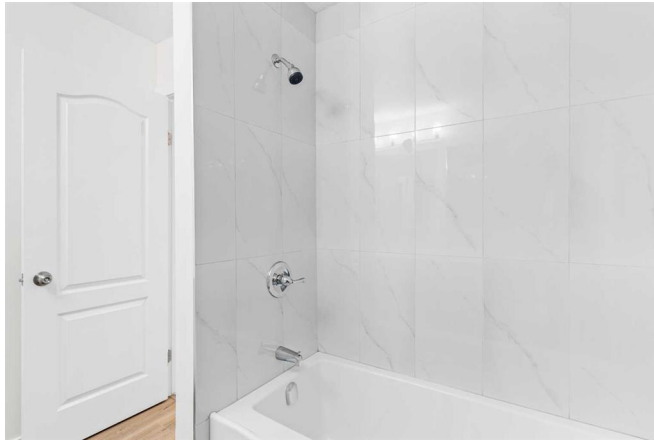
Inclusions:
Property Listed By:

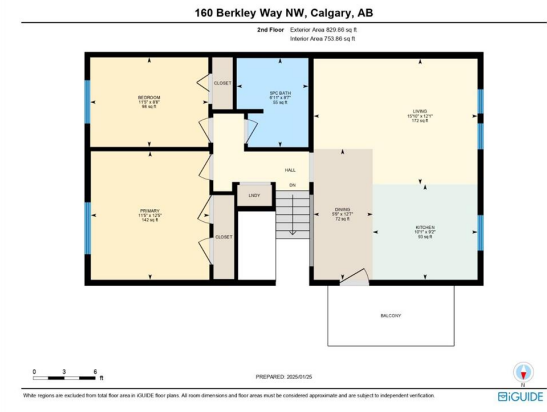
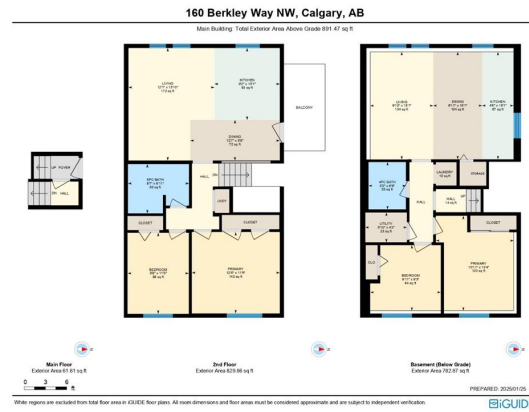
N/A
Real Broker

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









White regions are excluded from total floor areas in KCI/CE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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