



## 6 Berkley Close Calgary Alberta

\$443,000

Fantastic opportunity for home buyers or investors! This well-maintained 2-storey duplex is owner-occupied and sits on a large lot in the desirable, family-friendly community of Beddington. The main floor boasts a bright, open layout that's ideal for both entertaining and everyday living. The kitchen offers plenty of space and functionality, while the spacious living room--featuring a bay window replaced within the last three years--provides a welcoming atmosphere. Upstairs, you'll find three generously sized bedrooms and a full four-piece bathroom. All bedroom windows have also been updated within the past three years, and the washer and dryer are under five years old. Additional features include a convenient half bath on the main level, a high-efficiency furnace with humidifier (less than a year old), and a water heater installed within the last 18 months. Step outside to enjoy the expansive backyard--perfect for kids and outdoor gatherings. Located within walking distance to playgrounds, bus stops (including #3 bus with direct service to downtown), Beddington Towne Centre, Safeway, London Drugs, Tim Hortons, Asian supermarket, schools, daycare, and the community centre, with easy access to downtown. Don't miss out on this versatile property with excellent potential! (id:6769)

Primary Bedroom 13.92 Ft x 11.08 Ft

Bedroom 12.83 Ft x 7.67 Ft

Bedroom 9.25 Ft x 8.25 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

2pc Bathroom 4.92 Ft x 4.67 Ft

Dining room 8.17 Ft x 7.17 Ft

Living room 12.83 Ft x 12.00 Ft

Kitchen 12.83 Ft x 11.17 Ft

Listing Presented By:



Originally Listed by:  
TREC The Real Estate Company

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