



1112 Berkley Drive Calgary Alberta

\$460,000

Good opportunity for first time home buyers or savvy investors. Discover the perfect blend of spacious living and thoughtful design in this welcoming 4-bedroom, 2-full bath half duplex situated in a peaceful community of Beddington Heights. This well-maintained home offers a comfortable layout with the main floor featuring 3 bedrooms, living room, kitchen, and a full bath. The living room is a welcoming focal point, ideal for both relaxation and entertainment. On your left of the living room, enter the dining area which seamlessly flows into the kitchen and gives an open and inviting atmosphere for gathering and everyday living. Passing the kitchen it boasts THREE WELL-APPOINTED BEDROOMS, providing flexibility for a growing family or dedicated home office space. The primary bedroom with patio door leading to the balcony allows you to enjoy fresh air. A full bathroom on the main floor adds practicality and convenience for residents and guests alike. Steps on the left of the kitchen/dining area take you down to the landing which leads you to the side entrance and into the basement. The WELL-FINISHED BASEMENT offers a spacious living room, perfect for movie nights, gaming, or creating a cozy retreat. A bedroom and full bathroom in the basement provides versatility for guests or additional family members. The hallway leads to the furnace and laundry area. The detached garage leads entry from the back lane provides convenience and protection for parking and additional storage. Close to parks, schools, transit, shopping, and other amenities. excellent revenue property to experience the ease of living in a well-designed and functional home. This home might just be what you have been looking for as it provided you with opportunities to occupy or rent. Contact us today to schedule a private tour and explore the possibilities that await you in this charming residence. (id:6...

3pc Bathroom 8.42 Ft x 4.25 Ft
 Living room 23.08 Ft x 18.50 Ft
 Bedroom 15.67 Ft x 10.92 Ft
 Living room 13.17 Ft x 14.50 Ft
 Dining room 14.42 Ft x 9.42 Ft

Kitchen 11.92 Ft x 10.08 Ft
 Primary Bedroom 14.75 Ft x 10.58 Ft
 Bedroom 12.75 Ft x 8.67 Ft
 Bedroom 10.50 Ft x 8.17 Ft
 4pc Bathroom 9.17 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:
eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca