



1230 Berkley Drive Calgary Alberta

\$580,000

LEGAL BASEMENT SUITE! Live upstairs and rent the basement, or add this solid property to your investment portfolio. This spacious 4-bedroom, 2-bathroom bi-level in desirable Beddington features a beautifully finished legal basement suite with a private side entrance--perfect for generating rental income or multi-generational living. With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in closet, generous living/dining space, a full kitchen, in-suite storage, and a pantry under the stairs. Just one block from Nose Hill Park, and minutes from major roads and the future Green Line LRT, this location is a renter's dream. The property also includes a fenced backyard and two off-street parking spots. High-quality, legally suited homes like this don't come up often--book your showing today! (id:6769)

4pc Bathroom 9.00 Ft x 4.92 Ft
 Kitchen 9.67 Ft x 11.17 Ft
 Primary Bedroom 19.67 Ft x 14.25 Ft
 Living room 19.67 Ft x 18.83 Ft
 Furnace 13.17 Ft x 11.33 Ft
 4pc Bathroom 7.67 Ft x 6.50 Ft

Bedroom 8.50 Ft x 10.42 Ft
 Bedroom 14.67 Ft x 11.67 Ft
 Bedroom 14.67 Ft x 9.58 Ft
 Dining room 12.33 Ft x 9.83 Ft
 Kitchen 10.42 Ft x 8.67 Ft
 Living room 20.67 Ft x 16.33 Ft

Listing Presented By:



Originally Listed by:
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