



8428 Berkley Road Calgary Alberta

\$599,000

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors.

Main Floor: 3 Spacious Bedrooms: The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom.

2 Stylish Bathrooms: Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities.

Open Concept Living & Dining: The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere.

Updated Kitchen: The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around.

Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom: The fully illegal suite is equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family.

Private & Spacious: With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright, with high-quality finishes that make it feel like a true home.

Additional Features: Ample Parking: The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles.

New Windows, Plumbing fixtures, & Electrical fixtures: No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply re...

Bedroom 10.67 Ft x 9.75 Ft
Bedroom 16.58 Ft x 11.75 Ft
Other 5.67 Ft x 6.25 Ft
4pc Bathroom 4.92 Ft x 7.25 Ft
Family room 10.67 Ft x 15.33 Ft
Eat in kitchen 7.42 Ft x 10.75 Ft

Other 11.25 Ft x 8.50 Ft
Dining room 10.75 Ft x 9.92 Ft
2pc Bathroom 4.92 Ft x 5.00 Ft
Bedroom 10.50 Ft x 8.00 Ft
3pc Bathroom 5.00 Ft x 7.92 Ft
Bedroom 9.67 Ft x 8.42 Ft
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Listing Presented By:



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Living room 14.25 Ft x 11.08 Ft

Primary Bedroom 10.42 Ft x 12.83 Ft