



## 936 Berkley Drive Calgary Alberta

\$539,900

Walk Out Basement! Income producing home!!! Opportunity! Long time Tenants would love to stay, Welcome to the much desired community of Beddington! This property has a total of 3 bedrooms, 3 bathrooms and over 1,700 SQFT of living space! The main level has 2 good size bedrooms, 2 full bathrooms including a 3 pce Master ensuite and high ceiling! The lower level is a walkout basement with separate entrance and rented at \$1000 per month plus 50% of Bills, With another full bathroom, bedroom, kitchen and SEPERATE LAUNDRY! Tenants pay \$1400.00 plus 50% of bills Upstairs And Double Detached Garage is rented at \$400 per month. BACKS ON TO A PARK!!! SUNNY SOUTH FACING DECK!!! Huge Lot with concrete patio . Call and book your showing today! (id:6769)

Family room 13.00 Ft x 14.00 Ft

Kitchen 10.00 Ft x 9.42 Ft

Dining room 9.08 Ft x 7.50 Ft

Bedroom 11.00 Ft x 10.67 Ft

4pc Bathroom 7.50 Ft x 6.50 Ft

Living room 19.00 Ft x 13.42 Ft

Dining room 8.00 Ft x 13.50 Ft

Other 10.00 Ft x 15.17 Ft

Primary Bedroom 10.00 Ft x 14.50 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft

3pc Bathroom 5.08 Ft x 5.00 Ft

Listing Presented By:



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