



## 1306 Berkley Drive Calgary Alberta

\$579,900

Welcome to this beautifully renovated bi-level semi-detached home located in the desirable community of Beddington Heights NW, Calgary. Offering over 1,027 sq. ft. of above-grade living space and a fully finished basement, this impressive property features a total of 6 bedrooms and 3.5 bathrooms, making it ideal for families, multi-generational living, or investors. Upon entry, you are greeted by a spacious foyer that leads into a modern, open-concept main floor. The upgraded kitchen showcases brand-new stainless steel appliances, quartz countertops, a large island, and ample cabinetry, overlooking the bright living and dining areas--perfect for entertaining. Large windows provide access to the balcony and allow an abundance of natural light to fill the space. The main level offers three generously sized bedrooms, including a primary bedroom with a private 4-piece ensuite, along with two additional bedrooms and a 4-piece common bathroom. Main-floor laundry adds to the home's everyday convenience. The fully finished basement (illegal suite) features a separate entrance, a large recreation room, three additional bedrooms, a 4-piece bathroom, and a 2-piece bathroom, along with separate laundry facilities, providing excellent flexibility and potential for extended family use. The property is fully fenced and includes a beautiful backyard and two parking pads, completing this exceptional home. Ideally located close to schools, shopping, parks, public transit, and all major amenities, with easy access to transportation routes. This move-in-ready home is truly a gem. Book your showing today! (id:6769)

2pc Bathroom 5.00 Ft x 4.67 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 10.42 Ft x 8.67 Ft

Bedroom 15.17 Ft x 8.67 Ft

Bedroom 9.83 Ft x 9.25 Ft

Kitchen 12.92 Ft x 12.92 Ft

Laundry room 4.92 Ft x 4.83 Ft

Recreational, Games room 11.67 Ft x 8.92 Ft

Furnace 10.75 Ft x 5.00 Ft

4pc Bathroom 10.67 Ft x 4.92 Ft

Bedroom 14.67 Ft x 8.50 Ft

Bedroom 9.58 Ft x 8.50 Ft

Dining room 7.42 Ft x 7.08 Ft

Foyer 6.42 Ft x 4.00 Ft

Kitchen 10.42 Ft x 7.42 Ft

Living room 17.50 Ft x 11.83 Ft

Laundry room 3.17 Ft x 2.75 Ft

Primary Bedroom 12.67 Ft x 10.42 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

**RE/MAX Realty Professionals**

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4pc Bathroom 7.42 Ft x 7.08 Ft