

# \$429,990 - 1306 Berkley Drive Nw, Calgary

MLS® #A2245697

**\$429,990**

4 Bedroom, 2.00 Bathroom, 1,004 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Excellent opportunity for investors or first-time buyers in the established community of Beddington! This 4-bedroom home offers solid bones and great potential. Bring your skills and this property can be transformed into a fantastic family home or income-generating investment.

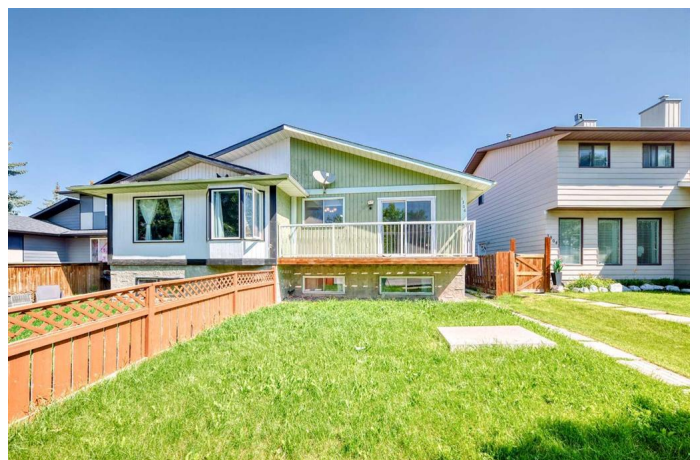
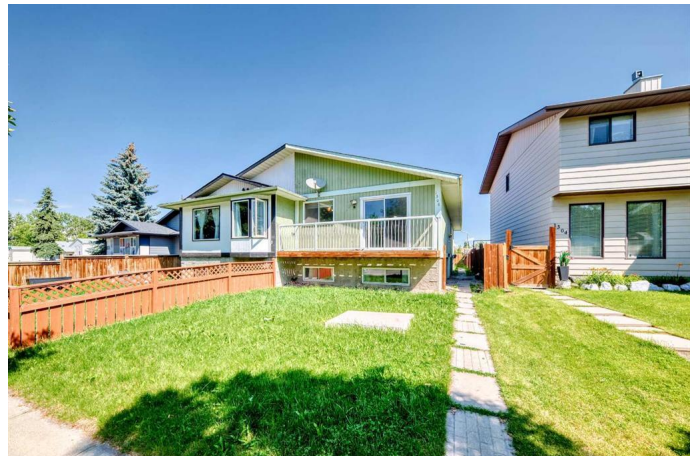
The main level features a spacious living room with patio doors to a sunny front balcony, a kitchen with dining nook, three good-sized bedrooms, a 4-piece main bathroom, and a large primary bedroom with his-and-hers closets and a private 2-piece ensuite.

The partially finished basement includes a large fourth bedroom, rough-in plumbing, and an open layout ready for your development ideas—ideal for a potential suite (buyers to confirm requirements with the City). Outside, you'll find a massive rear parking pad with space for multiple vehicles or a future double garage.

Located just minutes from Nose Hill Park and offering quick access to 14th Street, Deerfoot Trail, and downtown. Beddington is a mature, family-friendly community with nearby schools, parks, shopping, and public transit.

Built in 1980

## Essential Information



MLS® #	A2245697
Price	\$429,990
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,004
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### **Community Information**

Address	1306 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 4th, 2025  
Days on Market            2  
Zoning                      R-CG

**Listing Details**

Listing Office              Comox Realty

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