\$549,000 - 8426 Berkley Road Nw, Calgary

MLS® #A2257399

\$549,000

5 Bedroom, 3.00 Bathroom, 1,004 sqft Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

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 relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see!

Built in 1977

Essential Information

MLS® # A2257399 Price \$549,000

Bedrooms 5

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,004 Acres 0.06

Year Built 1977

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

Community Information

Address 8426 Berkley Road Nw

Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K1B4

Amenities

Parking Spaces 2

Parking Off Street

Interior

Interior Features Kitchen Island

Appliances Range Hood, Refrigerator, Washer/Dryer, Stove(s)

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

Exterior

Exterior Features None

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 47

Zoning R-CG

Listing Details

Listing Office Five Star Realty

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