

# \$579,900 - 1139 Berkley Drive Nw, Calgary

MLS® #A2208030

**\$579,900**

5 Bedroom, 2.00 Bathroom, 1,000 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

RENOVATED Half Duplex with LEGAL SUITE & a SINGLE DETACHED GARAGE! This beautifully renovated home offers exceptional value and versatility, featuring a legal suite; perfect for a young family, multi-generational living or as an income generating investment. The upper level is bathed in natural light and boasts a spacious, open concept design. It includes a cozy living room, a bright dining area and a stylish white kitchen complete with newer appliances and quartz countertops. (2022) The main level is enhanced by sleek luxury plank vinyl (LPV) flooring, combining durability with a contemporary aesthetic throughout the space. This level also includes a renovated 4 piece bathroom and three generously sized bedrooms, one of which has a patio door leading directly to the backyard; perfect for indoor/outdoor living. The lower suite, was just freshly painted in April of 2025, presents an inviting open layout, also fully renovated to include a modern kitchen (2022), living and dining area, two bedrooms and a 4 piece bathroom. There is separate laundry for both levels ensuring convenience and independence. Noteworthy: all new windows and doors in 2022, upper level furnace 2020, lower level furnace 2025 and single oversized detached garage (2023). The suite photos are from previous listing; same layout, flooring and kitchen except the walls have been newly painted white. Located in the desirable and family friendly neighbourhood of Beddington Heights, this home is within close proximity to



parks, schools, shopping centres and major transportation routes. Book your showing today!

Built in 1980

### Essential Information

MLS® #	A2208030
Price	\$579,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,000
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1139 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S6

### Amenities

Parking Spaces	2
Parking	Garage Faces Rear, Oversized, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air

Cooling	Partial
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.