1095 Berkley Drive NW

Calgary | Active | MLS® A2350547

$499,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1980**	**1,168.1 sq. ft.**

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Listed by Grand Realty

A closer look

Move-in ready and priced under $500K! Welcome to your next chapter in Beddington Heights. This fully detached four-bedroom, three-full-bath home with a true double garage is vacant and ready for immediate possession, so you can be settled in before the snow flies. Step inside to bright, open main floor where oversized windows pour light across the living and dining rooms and a brick-faced wood-burning fireplace sets the tone for cozy winter evenings. The updated kitchen, with newer cabinetry and marble countertops, has its own eating nook for weekday breakfasts and homework sessions. Upstairs, the primary bedroom enjoys the privacy of its own 3-piece ensuite. a feature rarely found at this price, while two more bedrooms share a full 4-piece bath. The fully developed lower level is where this home really stretches out, with a spacious family room for movie nights, a fourth bedroom ideal for guests, teens or a home office, a third full bathroom, laundry and a hug crawl space that swallows all the seasonal storage. Out back, a long side deck leads to a fenced, southwest-facing yard that catches the afternoon sun, perfect to summer barbecues, a garden, or kids and pets at play, while the 23'5"x 21'5" detached double garage with new garage door off the back lane keeps two vehicles warm all winter with room to spare. Peace of mind comes built in: new roof, eavestroughs and hot water tank (2018), plus updated entry doors, vinyl windows and flooring throughout. R-CG zoning adds long-term flexibility as your needs change. Schools, playgrounds, Beddington Towne Centre Shopping and transit are a short walk away, minutes from Nose Hill Park with quick access to Deerfoot Trail, Stoney Trail and downtown. Book your private showing today! Please note some photos in this listing are staging for better understanding room size.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350547
Bedrooms	4
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 Level Split
Total Living Area:	1,168.1 sq. ft.
Main Level Finished Area:	606 sq. ft.
Upper Level Finished Area:	562.1 sq. ft.
Below Grade Finished Area:	450.9 sq. ft.
Acreage:	No
Lot Area:	4,402 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Unit Exposure:	North
Levels:	3 Level Split
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7910852
Heating:	Central
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Brick Facing, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 142'8" × 15'8" ·
Main Floor	Dining Room · 11'6" × 9'1" ·
Main Floor	Kitchen With Eating Area · 13'1" × 11'1" ·
Main Floor	Entrance · 7'5" × 6'5" ·
2nd Floor	Bedroom - Primary · 12'8" × 12'1" ·
2nd Floor	Bedroom · 98'11" × 9'5" ·
2nd Floor	Bedroom · 12'10" × 8'1" ·
Basement	Family Room · 114'9" × 12'9" ·
Basement	Bedroom · 10'8" × 9'3" ·

Basement	Laundry · 5'4" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home, See Remarks, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	SF1 SM
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1095-berkley-drive-nw-calgary-a2350547/

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