1387 Berkley Drive NW

Calgary | Active | MLS® A2359244

$544,900









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1980**	**1,031.99 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

OPEN HOUSE SATURDAY NOV 21 BETWEEN 12PM-3PM & SUNDAY NOV 22 BETWEEN 1:30PM-4PM 5 BEDROOMS | 3 BATHROOMS | 2 BEDROOM ILLEGAL SUITE | SEPARATE ENTRANCE FOR BASEMENT | SEPARATE WASHER DRYER FOR UPSTAIRS AND BASEMENT | Welcome to this beautifully FULLY RENOVATED BI-LEVEL offering a modern interior, functional floor plan, and a BRAND-NEW 2-BEDROOM ILLEGAL BASEMENT SUITE with a separate entrance. Extensively updated from top to bottom, this move-in-ready home is an excellent opportunity for families, investors, or buyers looking for additional living space and rental potential.

Step inside the bright and inviting main level, where BRAND-NEW VINYL PLANK FLOORING flows throughout. The spacious living room makes an immediate impression with a stylish CENTRED FEATURE WALL finished with decorative wall panels, creating the perfect focal point for the space. The adjoining dining area features its own beautiful feature wall and provides plenty of room for family dinners and entertaining.

At the heart of the home is the BRAND-NEW KITCHEN, thoughtfully designed with modern cabinetry, QUARTZ COUNTERTOPS, ample storage and prep space, and BRAND-NEW APPLIANCES. The fresh finishes and contemporary design make this kitchen both functional and visually impressive.

The main level offers THREE BEDROOMS, including a spacious primary retreat complete with a WALK-IN CLOSET and private 3-PIECE ENSUITE. Two additional bedrooms share a beautifully renovated 4-PIECE BATHROOM. Both bathrooms have been completely updated with modern finishes.

The renovations continue throughout the entire home with BRAND-NEW DOORS, BASEBOARDS, LIGHT FIXTURES, and flooring on both levels. The main level also features BRAND-NEW WINDOWS, while the home benefits from an UPDATED FURNACE AND HOT WATER TANK for added peace of mind. A separate washer and dryer for the upper level adds further convenience and keeps the living spaces completely independent.

The lower level is accessed by a SEPARATE ENTRANCE and has been completely renovated to offer even more functional living space. The basement features a HUGE RECREATION ROOM, perfect for a family room, entertainment area, or additional flex space. It also includes a BRAND-NEW 2-BEDROOM ILLEGAL SUITE complete with its own kitchen, living space, bathroom, and SEPARATE WASHER AND DRYER.

With extensive renovations throughout, FIVE TOTAL BEDROOMS, multiple living areas, separate laundry for both levels, and a private basement entrance, this property offers exceptional versatility for a growing family, multi-generational living, or buyers looking for potential additional rental income.

A truly TURNKEY HOME where the major interior updates have already been completed - simply move in and enjoy!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2359244
Bedrooms	5
Bathrooms	3
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,031.99 sq. ft.
Main Level Finished Area:	1,031.99 sq. ft.
Below Grade Finished Area:	939.94 sq. ft.
Lot Area:	3,078 sq. ft.
Lot Frontage:	27'
Front Exposure:	East
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3

Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7910321
Heating:	Central
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Living Room · 16'4" × 12' ·

Main Floor	Dining Room · 9'6" × 9'4" ·
Main Floor	Kitchen · 9'6" × 9'4" ·
Main Floor	Bedroom - Primary · 11'9" × 11'6" ·
Main Floor	Bedroom · 9'8" × 9'1" ·
Main Floor	Bedroom · 9'8" × 8'10" ·
Basement	Game Room · 15'9" × 11' ·
Basement	Kitchen · 15'11" × 9' ·
Basement	Bedroom · 10'11" × 9'6" ·
Basement	Bedroom · 13'4" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-C2
Listed Date:	Nov 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1387-berkley-drive-nw-calgary-a2359244/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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