# 44 Berkley Close NW

Calgary | Active | MLS® A2357631

**$349,999**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **1** | **1978** | **898 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

Attention investors, flippers, and contractors! Tucked away on a quiet cul-de-sac in established Beddington Heights, this bi-level half-duplex with no condo fees is a prime value-add opportunity. Inside, the home has already been stripped down with no flooring or interior finishes saving you demolition time and giving you a true blank canvas for a top-to-bottom renovation. One major big-ticket item is already done with a new roof installed last year. Outside, you'll find a generous, oversized backyard with plenty of space for outdoor living. Unbeatable convenience just minutes from Beddington Towne Centre, local schools, transit, and Nose Hill Park, with fast access to Beddington Trail, Centre Street, and Deerfoot Trail. Requiring extensive work throughout, this property is sold strictly "as-is, where-is." Bring your contractor and vision!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357631 |
| **Bedrooms** | 2 |
| **Bathrooms** | 1 |
| **Year Built** | 1978 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Attached-Side by Side, Bi-Level |
| **Total Living Area:** | 898 sq. ft. |
| **Lot Area:** | 4,677 sq. ft. |
| **Lot Frontage:** | 15'6¼" |
| **Front Exposure:** | South |

| | |
|---|---|
| **Entry Level:** | 1 |
| **Levels:** | Bi-Level |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 2 |
| **Year built:** | 1978 (Age: 48) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 7711171 |
| **Heating:** | Forced Air |
| **Basement:** | Full, Unfinished, Other |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Concrete |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Subfloor |
| **Cooling:** | Window Unit(s) |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Wood Burning |
| **Garage:** | No |
| **Parking:** | Off Street |

| | |
|---|---|
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northwest |
| **Community:** | Beddington Heights |
| **Appliances:** | Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | See Remarks |
| **Main Floor** | Bedroom · 9'10" × 9'10" · |
| **Main Floor** | Bedroom · 9'10" × 9'10" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths |
| **Interior Features:** | See Remarks |
| **Exterior Features:** | Private Yard |
| **Patio And Porch Features:** | None |
| **Lot Features:** | Back Yard |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone N |
| **Zoning:** | SR |
| **Listed Date:** | Nov 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-berkley-close-nw-calgary-a2357631/

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

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