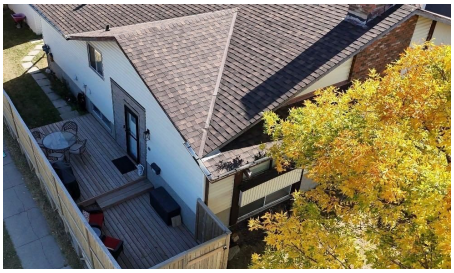
8432 Berkley Road NW

Calgary | Active | MLS® A2341147

$499,990









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1977**	**903 sq. ft.**

Your next move starts with a conversation.

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Listed by Diamond Realty & Associates Ltd

A closer look

Welcome to 8432 Berkley Road NW-an outstanding opportunity to own a beautifully updated duplex bungalow in the desirable community of Beddington Heights. Offering over 1,600 sq. ft. of developed living space, modern upgrades, and an oversized single detached garage with loft storage, this home provides exceptional value for families, first-time buyers, and investors alike.

The bright and functional main floor features gleaming hardwood flooring, a spacious living room with a cozy wood-burning fireplace, and a dedicated dining area. The updated kitchen offers ample cabinetry, pantry storage, a large peninsula with additional seating, and plenty of workspace. Two comfortable bedrooms, a full four-piece bathroom, and convenient main-floor laundry complete this level.

The fully finished basement expands the home’s versatility with a generous family room, two additional bedrooms, and a second full bathroom. Its flexible layout offers excellent potential for future secondary-suite development, subject to municipal approval and permitting-ideal for investors or buyers seeking mortgage-helper possibilities.

Outside, you’ll find a large private side deck perfect for relaxing or entertaining, a landscaped yard ready for your personal touches, and an oversized single detached garage with valuable loft storage.

Recent upgrades include a high-efficiency furnace, newer roof shingles, modern finishes, and durable hardwood flooring, providing added comfort and peace of mind.

Located in family-friendly Beddington Heights, this home is close to schools, parks, shopping, public transit, and major routes, including Deerfoot Trail and Stoney Trail. This is a fantastic opportunity to enjoy a flexible, move-in-ready home in a well-established northwest Calgary community.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341147
Bedrooms	4
Bathrooms	2
Year Built	1977
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, Bungalow
Total Living Area:	903 sq. ft.
Main Level Finished Area:	903.2 sq. ft.
Below Grade Finished Area:	720.7 sq. ft.
Lot Area:	3,164 sq. ft.
Lot Frontage:	29'11 7/8 "
Front Exposure:	Northwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711171
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Beddington Heights
Appliances:	Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave Hood Fan, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Airspace Restriction, Utility Right Of Way
Main Floor	Bedroom · 11'2" × 8'11" ·
Main Floor	Bedroom - Primary · 12'3" × 10' ·
Main Floor	Dining Room · 10'7" × 10'7" ·
Main Floor	Kitchen With Eating Area · 8'9" × 8'1" ·
Main Floor	Living Room · 19'4" × 11' ·
Main Floor	Entrance · 6'11" × 5'9" ·
Basement	Furnace/Utility Room · 13'11" × 7'10" ·
Basement	Bedroom · 11'10" × 10'5" ·

Basement	Family Room · 21'5" × 18'3" ·
Basement	Storage · 7'6" × 7' ·
Basement	Bedroom · 18'3" × 10'4" ·
Basement	Walk-In Closet · 4'5" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Corner Lot, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-CG
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8432-berkley-road-nw-calgary-a2341147/

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