# \$599,900 - 1302 Berkley Drive Nw, Calgary

MLS® #A2205764

### \$599,900

4 Bedroom, 2.00 Bathroom, 998 sqft Residential on 0.06 Acres

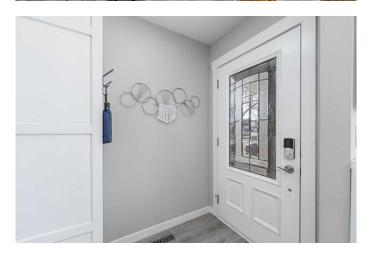
Beddington Heights, Calgary, Alberta

Welcome to your dream home in the heart of Beddington Heightsâ€"beautifully designed, Airbnb-ready main, and income-generating basement. With a view of Nose Hill Park from the front window, this updated semi-detached home is ideal for first-time buyers, investors, or house-hackers. Upstairs, enjoy an open-concept layout with a sunny southwest-facing living room, two large bedrooms, and a designer 4-piece bathroom featuring a walk-in glass shower with waterfall tile and a freestanding soaker tub. The modern kitchen boasts a whisper-quiet, built-in Bosch dishwasher—so sleek, you won't even notice it's running. Pot light dimmers set the mood, while the flex space doubles as an office and leads to a private backyard with a deck for summer BBQs, a shed for storage, and a fully fenced yard. The built-in laundry area makes folding easy with a counter and storage cabinets. Two rear parking spots, with room for a trailer, plus a front garden for your green thumb. The new concrete steps and side path won't catch that shovel edge on patio stones while you shovel next year.

Downstairs, a bright, spacious and well-designed 2-bedroom illegal suite with a separate entrance offers reliable rental income (leased to amazing tenants until Nov 2025). It features its own laundry, a full kitchen including a dishwasher, and a 4-piece bath. Energy-efficient updates: tankless water heater (never run out of hot water!), The high efficiency furnace, new windows/doors







(2017–2023). Bonus: This home is currently operating as an Airbnb and can be sold fully furnished and stocked (kitchenware, bedding, decor) for an additional cost—ideal for those starting out or looking for a turnkey rental. Location is key—steps from Nose Hill Park, transit, schools, and shopping. This is your chance to own a well-designed, income-ready home with incredible flexibility. Book your showing today!

Built in 1981

#### **Essential Information**

MLS® # A2205764 Price \$599,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2
Square Footage 998
Acres 0.06

Year Built 1981

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

# **Community Information**

Address 1302 Berkley Drive Nw

Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1S9

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

#### Interior

Interior Features Closet Organizers, Kitchen Island, Open Floorplan, See Remarks,

Separate Entrance, Soaking Tub, Vinyl Windows, Tankless Hot Water

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Mixed, Veneer

Foundation Poured Concrete

## **Additional Information**

Date Listed March 27th, 2025

Days on Market 6

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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