

948 Berkley Drive NW
Calgary, Alberta

MLS # A2199612



\$449,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,085 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed in the backyard

This SOUTH-FACING home enjoys abundant natural light and backs onto a green space with a playground, offering a peaceful, family-friendly setting. Upgraded with TRIPLE-GLAZED WINDOWS (2016), this home provides superior noise reduction, minimizing traffic and outdoor sounds for a quieter living environment, while enhancing energy efficiency to help reduce utility costs year-round. Key updates include a new roof (2019) for long-term durability, a recently serviced furnace (March 2024, \$924 cost) ensuring optimal performance, and new bathroom faucets with a resurfaced bathtub (2023) for a fresh and modern look. Additionally, the water tank valve was replaced a couple of years ago, adding to the home's well-maintained condition. The FRESHLY PAINTED INTERIOR adds a modern touch, making this home move-in ready. Conveniently located just minutes from Beddington Towne Centre, Superstore, and Deerfoot City, you'll have easy access to shopping, dining, and daily essentials. Commuters will appreciate quick access to Deerfoot Tr., Stoney Tr., and Centre St., along with multiple bus routes and express transit options to downtown. Families will love the proximity to top-rated schools, including Beddington Heights School, Colonel Irvine (Mandarin Bilingual & TLC), and John G. Diefenbaker High School (IB Program). With parks, pathways, off-leash areas, and recreational facilities at your doorstep, this home is perfect for families, first-time buyers, and investors.