

8 Berkley Close NW
Calgary, Alberta

MLS # A2199962



\$475,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,047 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Vinyl, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Metal Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C2
Utilities:	None

Inclusions: Fridge in the basement

Great property with lots of upgrades including new roof in 2024, Fresh Coat of Paint, Windows replaced in 2019 as well as the furnace in 2016, New laminate installed on the bright main floor. Lot size is almost 140 feet by 28 feet and located steps to a children's playground. Featuring a great layout with a large Living room and dining area. Perfect opportunity to get into owning a property at a reasonable price. 3Bedrooms up and 1 bed in basement with full bath. Close to school, library, beddington shopping centre, bus stops