

946 Berkley Drive NW
Calgary, Alberta

MLS # A2202543



\$599,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,020 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	N/A		

FULLY RENOVATED | 5 BEDROOMS 2 BATHROOMS | POTENTIAL \$4300 + CASHFLOW | 1,900+ SQFT OF LIVING SPACE | PRIME LOCATION Welcome to your new home, a beautifully renovated gem offering over 1,900 square feet of meticulously upgraded living space. This **SOUTH FACING** residence is perfectly suited as a high-quality starter home or a prime investment opportunity, providing both style and functionality. Upon entering, you are welcomed into a bright and open living area that exudes modern elegance. The living room features a sophisticated electric fireplace, which adds a touch of warmth and ambiance to the space. Large windows throughout the home ensure that natural light fills every corner, creating a cheerful and inviting atmosphere. The main level is thoughtfully designed with three spacious bedrooms and a tastefully renovated 4-piece bathroom. This level also includes a convenient stacked laundry unit, making daily chores a breeze. The kitchen is equipped with brand-new stainless steel appliances and is complemented by contemporary light fixtures that enhance the modern aesthetic of the home. The lower level is equally impressive, featuring a well-designed illegal suite that offers both privacy and versatility. With its own separate entrance and dedicated laundry facilities, this self-contained space is ideal for extended family members, guests, or as a rental unit to generate additional income. The basement includes a generous living area and two large bedrooms, all finished with high-quality materials and meticulous attention to detail. Additional features of this home include a newer furnace, ensuring comfort and efficiency throughout the seasons. The property also boasts a sizable backyard, providing ample space for outdoor activities, entertaining, or simply relaxing in your private outdoor retreat. Located in a desirable neighborhood, this home offers

easy access to a range of amenities including schools, shopping centers, and major transportation routes. The combination of modern upgrades, spacious living areas, and a prime location makes this property a rare find. With the potential for cash flow of \$4,300+ per month, this home presents an exceptional investment opportunity. Whether you are looking for a comfortable family home or a high-yield investment property, this residence meets all your needs. PLAYGROUND LOCATED JUST BEHIND THE HOME! Don't miss the chance to own this exceptional property. Schedule a viewing today and discover the perfect blend of modern luxury, functional living spaces, and prime location. This home won't last long—seize this opportunity before it's gone!