

\$625,000 - 966 Berkley Drive Nw, Calgary

MLS® #A2257028

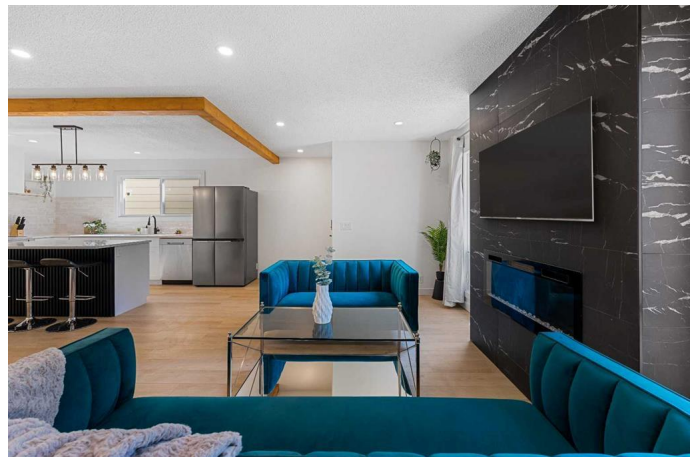
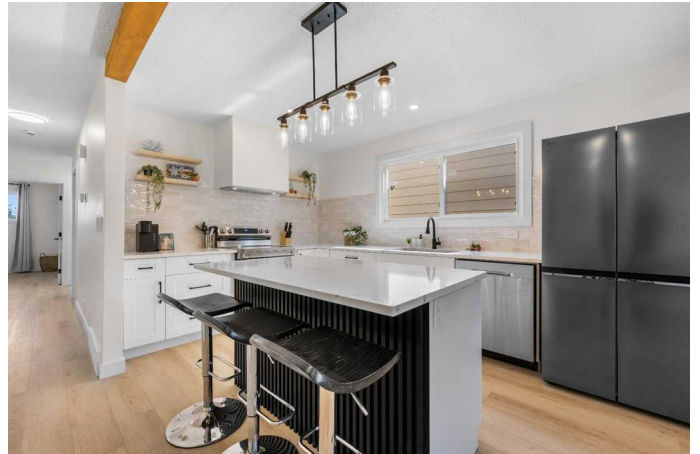
\$625,000

3 Bedroom, 2.00 Bathroom, 1,083 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE SAT/SUN 1-4PM. Welcome to "Paradise at Berkley"! This 5 bed + 2.5 bath fully remodeled semi-detached Bungalow with a WALKOUT Basement has been thoughtfully REMODELED from the studs up in a modern farmhouse style. With a beautifully finished 2 bed + 1 bath illegal SUITE, this home offers the perfect balance of family living with a downstairs rental, or a multi-generational household.

Inside, the Open Concept floor plan is bursting with style. Superior craftsmanship is showcased throughout from the massive Oak BEAM framing the kitchen paired with 8mm light oak vinyl plank flooring running seamlessly across the home, custom 'hidden' laundry tucked behind dual Barn Doors, and new windows that flood the home with natural light. Your guests will love cozy evenings around the custom electric fireplace, where elegant tilework and a tailored frame add warmth and sophistication. The chef-inspired kitchen is a showstopper, featuring a statement Custom Range Hood, Quartz Countertops with an undermount Composite Sink, light oak Floating Shelves, a spacious Black Fluted Island with breakfast bar, matte black Hardware, a striking cloudy tile backsplash all tied together with a full suite of Stainless Steel Appliances. The main level features 3 spacious bedrooms and 1.5 baths, including a tranquil primary suite with a VIEW and walk-through closet leading to the private



ensuite bath. The Walkout Basement offers a spacious 2 bed + 1 bath illegal SUITE, designed with the same attention to detail â€” featuring a second CUSTOM Kitchen with crisp white cabinetry, black matte Hardware, and modern finishes throughout. Enjoy the backyard, offering a private space for your family, or tenants and access to your oversized driveway. Whether youâ€™re looking to live up, rent down, or run an Airbnb (as the current owners have successfully done over the summer months), this home is ready to generate income while delivering stunning design. Two fully self-contained living spaces make it ideal for multi-income streams or multi-generational living. With Brand NEW Plumbing throughout the entire home, this property makes an incredible investment! Whether youâ€™re looking to live up, rent down, or run an Airbnb (as the current owners have successfully done over the summer months), this home is ready to generate income while delivering stunning design. Two fully self-contained living spaces make it the ideal investment property.

Built in 1979

Essential Information

MLS® #	A2257028
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,083
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow

Status Active

Community Information

Address 966 Berkley Drive Nw
Subdivision Beddington Heights
City Calgary
County Calgary
Province Alberta
Postal Code T3K 1A2

Amenities

Parking Spaces 1
Parking Additional Parking, Alley Access, Off Street, Oversized, Parking Pad, Gravel Driveway, On Street, Other, Plug-In, Rear Drive

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Master Downstairs, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Beamed Ceilings, Bookcases, Natural Woodwork, Wired for Data
Appliances Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer Stacked, Window Coverings
Heating Fireplace(s), Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Electric, Living Room, Tile, Insert
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Dog Run, Garden, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Garden, Landscaped, Rectangular Lot, Views
Roof Asphalt Shingle
Construction Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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