

# \$615,000 - 966 Berkley Drive Nw, Calgary

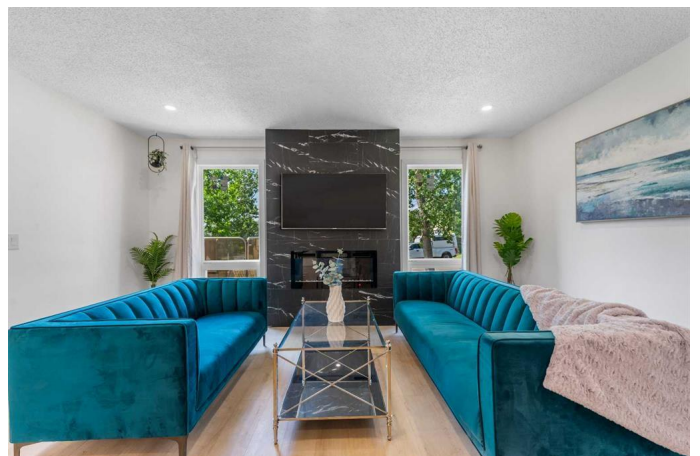
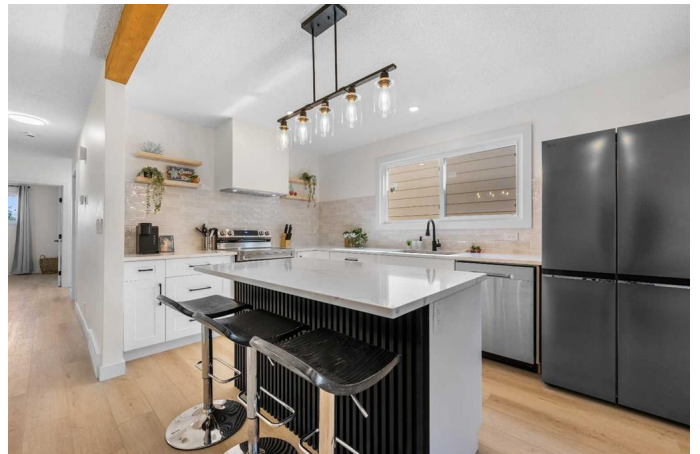
MLS® #A2264814

**\$615,000**

5 Bedroom, 3.00 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. With Brand NEW PLUMBING throughout the entire home, this property makes an incredible investment! 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 LUXURY 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 “ 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 you’re looking to live up, rent down, or run an Airbnb (as the current owners have successfully done over the summer months), your options are endless. Don’t miss your chance to own “Paradise at Berkley”.

Built in 1979

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2264814               |
| Price          | \$615,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| 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, On Street, Oversized, Parking Pad, Gravel Driveway, Other, Plug-In, Rear Drive |

## Interior

|                   |                                                                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, 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, Natural Woodwork, Wired for Data |
| Appliances        | Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, See Remarks                                                                                                                                                                         |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                                                                               |
| Cooling           | None                                                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                                   |
| Fireplaces        | Electric, Living Room, Insert, Tile                                                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                                 |
| Basement          | Full                                                                                                                                                                                                                                                                                                |

## Exterior

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

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 34                 |
| Zoning         | R-CG               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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