

# \$489,000 - 46 Berkley Close Nw, Calgary

MLS® #A2195627

**\$489,000**

3 Bedroom, 2.00 Bathroom, 923 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Located on a quiet culdesac in Beddington Heights, This excellent Bi-level home is available for immediate occupancy. With a fenced sunny west facing backyard Pie-lot + parking for 2 cars in the rear and fast walking distance to transit, shopping and schools. Walking in we are greeted with a bright living room, kick back with a good book with a good book next to the corner wood burning fireplace having gas assist. The separate dining room is located next to the bright kitchen, with timeless subway tile backsplash and sleek white appliances, additionally there are 2 good sized bedrooms up and a full main bath complete the upstairs. Downstairs you'll find a large family room with a big window to let in lots of light. A cozy 3 pcs bath, a good sized bedroom, another bedroom that was used a project room.+ a laundry room. There is a high efficiency furnace and the shingles were installed in 2020 with a 50 year warranty. This is a great home with good neighbours and lots of potential for the next owner... Maybe that'll be you :)

Built in 1978

## Essential Information

MLS® #	A2195627
Price	\$489,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	923
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### **Community Information**

Address	46 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B3

### **Amenities**

Parking Spaces	1
Parking	Alley Access, Parking Pad

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Irregular Lot, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed February 20th, 2025

Days on Market 45

Zoning R-CG

### **Listing Details**

Listing Office RE/MAX Complete Realty

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