\$580,000 - 1230 Berkley Drive Nw, Calgary

MLS® #A2232453

\$580,000

4 Bedroom, 2.00 Bathroom, 1,144 sqft Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

LEGAL BASEMENT SUITE! Live upstairs and rent the basement, or add this solid property to your investment portfolio. This spacious 4-bedroom, 2-bathroom bi-level in desirable Beddington features a beautifully finished legal basement suite with a private side entranceâ€"perfect for generating rental income or multi-generational living.

With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in closet, generous living/dining space, a full kitchen, in-suite storage, and a pantry under the stairs.

Just one block from Nose Hill Park, and minutes from major roads and the future Green Line LRT, this location is a renter's dream. The property also includes a fenced backyard and two off-street parking spots.

High-quality, legally suited homes like this don't come up often—book your showing today!







Built in 1982

Essential Information

| MLS® # | A2232453 |
|----------------|------------------------|
| Price | \$580,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,144 |
| Acres | 0.07 |
| Year Built | 1982 |
| Туре | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| Address | 1230 Berkley Drive Nw |
|-------------|-----------------------|
| Subdivision | Beddington Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3K 1S9 |

Amenities

| Parking Spaces | 2 |
|----------------|-------------------------|
| Parking | Off Street, Parking Pad |

Interior

| Interior Features | Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s) |
|-------------------|---|
| Appliances | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Central, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Brick Facing, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| Exterior Features | Private Yard |
|-------------------|-----------------------------|
| Lot Description | Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | June 20th, 2025 |
|----------------|-----------------|
| Days on Market | 19 |
| Zoning | R-CG |

Listing Details

Listing Office Real Broker

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