

\$599,900 - 1302 Berkley Drive Nw, Calgary

MLS® #A2205764

\$599,900

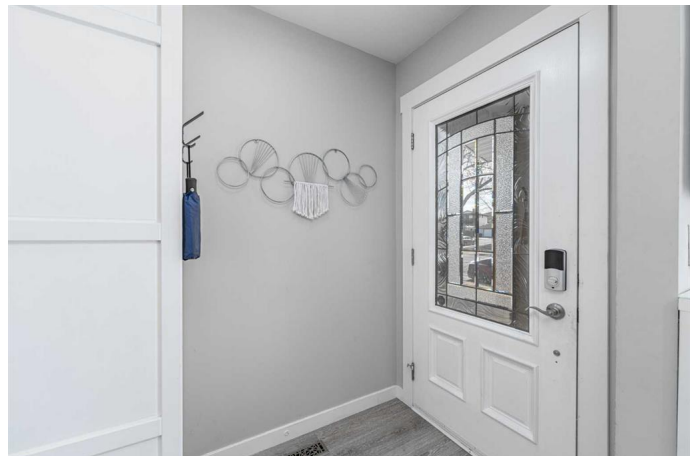
4 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to your dream home in the heart of Beddington Heights—beautifully designed, Airbnb-ready main, and income-generating basement. With a view of Nose Hill Park from the front window, this updated semi-detached home is ideal for first-time buyers, investors, or house-hackers. Upstairs, enjoy an open-concept layout with a sunny southwest-facing living room, two large bedrooms, and a designer 4-piece bathroom featuring a walk-in glass shower with waterfall tile and a freestanding soaker tub. The modern kitchen boasts a whisper-quiet, built-in Bosch dishwasher—so sleek, you won't even notice it's running. Pot light dimmers set the mood, while the flex space doubles as an office and leads to a private backyard with a deck for summer BBQs, a shed for storage, and a fully fenced yard. The built-in laundry area makes folding easy with a counter and storage cabinets. Two rear parking spots, with room for a trailer, plus a front garden for your green thumb. The new concrete steps and side path won't catch that shovel edge on patio stones while you shovel next year.

Downstairs, a bright, spacious and well-designed 2-bedroom illegal suite with a separate entrance offers reliable rental income (leased to amazing tenants until Nov 2025). It features its own laundry, a full kitchen including a dishwasher, and a 4-piece bath. Energy-efficient updates: tankless water heater (never run out of hot water!), The high efficiency furnace, new windows/doors



(2017-2023). Bonus: This home is currently operating as an Airbnb and can be sold fully furnished and stocked (kitchenware, bedding, decor) for an additional cost-ideal for those starting out or looking for a turnkey rental. Location is key-steps from Nose Hill Park, transit, schools, and shopping. This is your chance to own a well-designed, income-ready home with incredible flexibility. Book your showing today!

Built in 1981

Essential Information

MLS® #	A2205764
Price	\$599,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.06
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	1302 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Aluminum Siding, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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