

955 Berkley Drive NW  
Calgary, Alberta

MLS # A2180120



**\$619,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,129 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Gazebo, Landscaped, Rectangular Lot, Slope		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** 2nd fridge in basement, metal & wood shelving units in mechanical room, Billy bookshelves in basement rec room

This beautifully maintained bi-level home is nestled in the heart of the highly popular and well-established NW community of Beddington Heights. Offering a total of 1,992 sf of thoughtfully designed living space, the main floor boasts stunning site-finished oak hardwood flooring throughout, a large living room w/cozy gas fireplace, and a massive south-facing kitchen featuring an abundance of solid oak cabinetry, island w/breakfast bar and stainless steel appliance package that includes a built-in microwave and wall oven. The main floor is complete with a spacious primary bedroom featuring an amazing walk-in closet and private 2 pc bath, generous 2nd bedroom and separate 4-piece bathroom. The fully developed basement offers a family room with a corner gas pot-belly fireplace, a workout/games area, 3rd bedroom/home office, 4-pc bathroom and laundry room area with loads of storage space. The sunny yard offers an upper composite deck, 'x ' gazebo (ideal for enjoying time on those warm summer nights) and an oversized double-car garage with an incredible workshop area. The main roof was done in (2014) while the garage shingles were just replaced earlier this year. The furnace was replace in (2010) and has been meticulously maintained annually, the hot water tank was installed in (2020). Within walking distance to several area schools/playgrounds and is in close proximity to the shops & restaurants of Beddington Towne Centre, city transit and spectacular Nose Hill Park. This home is an absolute must see!