

8 Berkley Close NW  
Calgary, Alberta

MLS # A2199962



**\$475,000**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	None
<b>Features:</b>	Laminate Counters, No Animal Home, Vinyl Windows		

**Inclusions:** Fridge in the basement

Great property with lots of upgrades including new roof in 2024, Fresh Coat of Paint, Windows replaced in 2019 as well as the furnace in 2016, New laminate installed on the bright main floor. Lot size is almost 140 feet by 28 feet and located steps to a children's playground. Featuring a great layout with a large Living room and dining area. Perfect opportunity to get into owning a property at a reasonable price. 3Bedrooms up and 1 bed in basement with full bath. Close to school, library, beddington shopping centre, bus stops