

**8432 Berkley Road NW**  
**Calgary, Alberta**

**MLS # A2275001**



**\$548,990**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 8432 Berkley Road NW, a charming and recently updated duplex bungalow offering over 1,600 sq. ft. of developed living space in the desirable community of Beddington Heights. This inviting home blends comfort, functionality, and modern upgrades—ideal for families, investors, or first-time buyers seeking exceptional value. The bright and functional main floor showcases gleaming hardwood floors, a spacious living room with a cozy wood-burning fireplace, and a dedicated dining area. The updated kitchen features ample cabinetry with pantry storage, a large peninsula with eating nook, and plenty of prep space. Upstairs, you’ll also find 2 bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry. The fully finished basement expands your living possibilities with a generous family room, 2 additional bedrooms, and another full bathroom. With its flexible layout and existing living space, the basement offers excellent potential for an easy conversion to an illegal suite (subject to any required approvals), making it an attractive opportunity for investors or buyers looking for mortgage helper potential. Step outside to enjoy an oversized detached single garage with loft storage, a large private front deck perfect for outdoor entertaining, and a landscaped yard ready for your personal touches. Recent upgrades include a high-efficiency furnace, new roof shingles, modern finishes, and durable hardwood flooring, providing both comfort and long-term peace of mind. Located in family-friendly Beddington Heights, this home offers quick access to schools, parks, shopping, transit, and major routes including Deerfoot Trail and Stoney Trail, making daily commutes and errands simple and convenient.