

**467 Berkley Crescent NW**  
**Calgary, Alberta**

**MLS # A2280704**



**\$659,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,081 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** Water Softener (As-Is), Front Door and Back Door Keypad Locks

This beautifully updated home offers a RARE heated triple car garage and thoughtful upgrades throughout. The kitchen showcases new quartz countertops, brand-new appliances, and timeless white shaker-style cabinetry, seamlessly flowing into a dining area that easily accommodates a large table that is perfect for family gatherings. The spacious living room is highlighted by a brand-new window, filling the space with natural light from the south-facing exposure. The primary bedroom comfortably fits king-sized furniture and features a large closet and an updated 2-piece ensuite with lots of counter space. Two additional bedrooms offer ample closet space, while the main 3-piece bathroom is complete with a stunning tile-surround shower and 10mm glass. The fully finished basement includes a fourth bedroom, generous recreation room, flex space (previously used as a hair studio), a large 4-piece bathroom, and a laundry room with plenty of storage. Outside, enjoy low-maintenance landscaping and a spacious patio that is ideal for relaxing or entertaining. With ample room for vehicles, toys, and storage, the heated triple-car garage truly sets this home apart. Ideally located just a 2-minute walk to Huntington Hills Off-Leash Dog Park and a 10-minute walk to Beddington Square, offering easy access to all amenities.