

**8426 Berkley Road NW**  
**Calgary, Alberta**

**MLS # A2283794**



**\$558,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Separate Entrance		

**Inclusions:** NONE

FULLY RENOVATED, 5 BEDS 2.5 BATH, 2 BED ILLEGAL SUITE, SEPARATE ENTRANCE. EXTENSIVE UPGRADES INCLUDE NEW WINDOWS, NEW FASCIA/SOFFIT, NEW FURNACE AND HOT WATER TANK. Welcome to 8426 Berkley Road NW, an extensively renovated half duplex bungalow in Beddington Heights featuring an illegal basement suite with separate entrance and separate laundry. Offering over 1,900+ sq ft of developed living space with 5 bedrooms and 2.5 bathrooms. Step into a bright, open-concept main floor where the living room, dining area, and kitchen flow seamlessly together. The modern kitchen features a stylish island, contemporary cabinetry, stainless steel appliances, and built-in features, perfect for everyday living and entertaining. This level offers 3 spacious bedrooms, a 4-piece bath, main-floor laundry, and a primary bedroom with its own 2-piece ensuite. The lower level features a spacious illegal suite with a private separate entrance, full kitchen, large rec room, 2 bedrooms, a 4-piece bath, and its own laundry. Situated on a quiet street in Beddington Heights, this home offers excellent access to Nose Hill Park. Conveniently located near Deerfoot Trail, Centre Street, and Beddington Trail for quick commuting to downtown and the airport. Close to schools, parks, shopping, transit, and all major amenities, combining everyday convenience with a peaceful neighborhood setting. A smartly designed, fully renovated home that blends comfort, style, and income potential.