

**8408 Berkley Road NW**  
**Calgary, Alberta**

**MLS # A2302329**



**\$489,900**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** Second fridge in basement, 2 tall white cabinets in dining area, shed

Beautiful updated home in Beddington! This home makes a great first impression with the reconfigured front mudroom complete with bench seating, shelving, storage bins and multiple hanging hooks. Gorgeous laminate floors throughout the main level. Step into the living room featuring a sliding glass door that leads out to the front balcony, an ideal spot for your morning coffee! Spacious adjacent dining area. Completely redone kitchen is sure to impress with white cabinets with glass reveal uppers, stainless steel appliances with a chimney style hood fan, a classic farmhouse sink and a 1-year new dishwasher. Updated full bathroom on the main floor with soaker tub, subway tiles and full tub surround. The 3 piece basement bathroom is new 3 years ago. 2 nice size bedrooms on the main level. Separate side entry to basement with 2 bedrooms, flex room, storage room, 3 piece bathroom and family room. New furnace and hot water tank in 2023. Brand-name front-load washer and dryer also new in 2023. Enjoy the sunny back yard with wood patio. Excellent Beddington location within minutes to schools, shopping, dining, public transit and Nose Hill Park.