

62 Berkley Close NW
Calgary, Alberta

MLS # A2317180



\$469,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	953 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Microwave stand.

Welcome to this charming, move-in ready family home located on a quiet cul-de-sac, offering a peaceful setting with minimal traffic while remaining close to everyday amenities. This property features attractive curb appeal with a front driveway, attached single-car garage, and a brand-new front deck completed this year, providing the perfect spot to relax and enjoy the neighbourhood. Inside, you'll find a bright and functional layout designed for everyday living. The kitchen showcases timeless white cabinetry, generous storage, and plenty of workspace for meal preparation. Adjacent to the kitchen is a sunny eating nook, ideal for morning coffee or casual family meals. Large windows throughout the main living area fill the home with natural light, while direct access to the front balcony extends your living space outdoors. The welcoming living room serves as the heart of the home and features a cozy fireplace with a tile surround and mantle, creating a warm and inviting atmosphere for relaxing evenings or gatherings with family and friends. Recent updates add to the home's appeal, including durable vinyl plank flooring, custom blinds in the living and dining rooms, and upgraded appliances and hot water tank, all purchased within the last five years. The home is also pre-wired for a security system for added convenience. The upper level offers three comfortable bedrooms, each with generously sized closets that provide exceptional storage space. A well-appointed four-piece bathroom serves the upper floor. One of the bedrooms features direct access to a spacious rear deck, creating a private retreat and easy access to the backyard below. The fully fenced backyard provides privacy and security for children and pets while offering plenty of room for gardening, recreation, and summer entertaining. The lower level expands the home's living space with a large family room that can

easily serve as a recreation room, media room, home gym, playroom, or home office. A four-piece bathroom on this level for added convenience, a dedicated laundry area and a substantial storage room, ensuring plenty of space for seasonal items, tools, and household belongings. The location is truly exceptional. A shopping centre with grocery stores, restaurants, medical and dental offices, EFW Radiology, and other essential services is just a 5–10 minute walk away. Families will appreciate having both public and separate elementary schools within walking distance, while outdoor enthusiasts will love the close proximity to Nose Hill Park and its extensive network of pathways and natural green space. Quick access to Deerfoot Trail and Calgary International Airport makes commuting and travel throughout the city incredibly convenient. Offering a desirable cul-de-sac location, thoughtful updates, multiple outdoor living spaces, and outstanding access to schools, shopping, parks, and major transportation routes, this well-maintained home presents an excellent opportunity for families.