587-899-3773
justin@realtyaces.ca

8432 Berkley Road NW
Calgary, Alberta

MLS # A2341147

$499,990

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

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

Inclusions: n/a

Welcome to 8432 Berkley Road NW—an outstanding opportunity to own a beautifully updated duplex bungalow in the desirable community of Beddington Heights. Offering over 1,600 sq. ft. of developed living space, modern upgrades, and an oversized single detached garage with loft storage, this home provides exceptional value for families, first-time buyers, and investors alike. The bright and functional main floor features gleaming hardwood flooring, a spacious living room with a cozy wood-burning fireplace, and a dedicated dining area. The updated kitchen offers ample cabinetry, pantry storage, a large peninsula with additional seating, and plenty of workspace. Two comfortable bedrooms, a full four-piece bathroom, and convenient main-floor laundry complete this level. The fully finished basement expands the home’s versatility with a generous family room, two additional bedrooms, and a second full bathroom. Its flexible layout offers excellent potential for future secondary-suite development, subject to municipal approval and permitting—ideal for investors or buyers seeking mortgage-helper possibilities. Outside, you’ll find a large private side deck perfect for relaxing or entertaining, a landscaped yard ready for your personal touches, and an oversized single detached garage with valuable loft storage. Recent upgrades include a high-efficiency furnace, newer roof shingles, modern finishes, and durable hardwood flooring, providing added comfort and peace of mind. Located in family-friendly Beddington Heights, this home is close to schools, parks, shopping, public transit, and major routes, including Deerfoot Trail and Stoney Trail. This is a fantastic opportunity to enjoy a flexible, move-in-ready home in a well-established northwest Calgary community.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Diamond Realty & Associates Ltd. Information is believed to be reliable but not guaranteed.