

36 Berkley Place NW
Calgary, Alberta

MLS # A2341533



\$619,900

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,151 sq.ft.	Age:	1977 (49 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Open Floorplan, Storage		

Inclusions: TV Mount

Exceptional Beddington Location Backing Directly Onto Green Space! Tucked away on a quiet cul-de-sac, this 1,150 sq. ft. bungalow offers a rare combination of privacy, outdoor space, and direct access to nature. Backing onto a massive green belt that leads directly to North Hill Park, this property enjoys a peaceful setting with a large south-facing backyard. The main level welcomes you with a spacious sunken living room featuring a stone-faced wood-burning fireplace with gas starter. The open-concept kitchen and eating area feature stainless steel appliances and overlooks the beautifully landscaped backyard. The private backyard is designed for enjoying the outdoors, with a newly refinished and stained oversized deck, pergola-style swinging daybed, fire pit, reworked and freshly mulched gardens with new soil, and a dedicated dog run. The generous primary bedroom features a built-in wardrobe system, plenty of room for a king-size bed, along with a beautiful ensuite offering an oversized shower, soaker tub, and tile flooring. Two additional bedrooms and a four-piece bathroom complete the main level. The lower level provides excellent flexibility with three additional bedrooms (non-egress), a media area, designated laundry, and roughed-in plumbing for a future bathroom. The double attached garage is fully drywalled with ample shelving and storage, plus a separate man door to the backyard. Close to schools, shopping, transit, and all amenities, yet tucked away in one of Beddington's more private settings. A south-facing backyard, quiet cul-de-sac, and direct access to an expansive green belt make this a truly special opportunity.