

# \$549,000 - 8426 Berkley Road Nw, Calgary

MLS® #A2257399

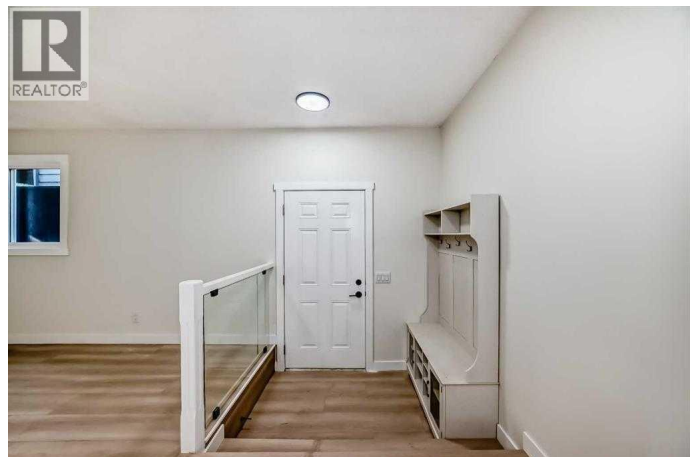
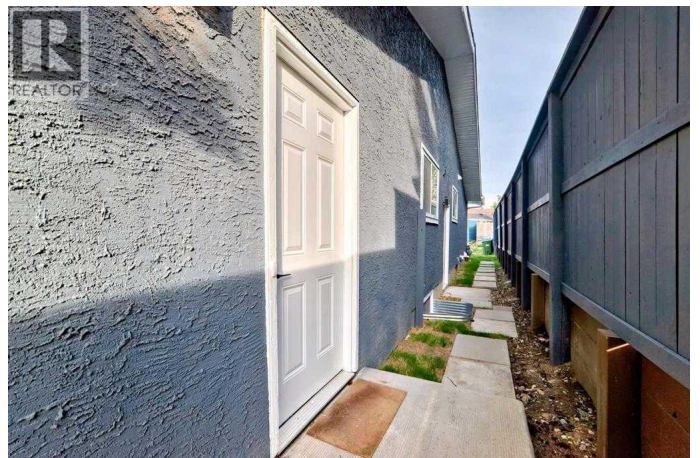
**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,004 sqft

Single Family on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors. Main Floor: 3 Spacious Bedrooms: The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom. 2 Stylish Bathrooms: Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities. Open Concept Living & Dining: The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere. Updated Kitchen: The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around. Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom: The fully illegal suite is equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family. Private & Spacious: With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright,



with high-quality finishes that make it feel like a true home. Additional Features: Ample Parking: The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles. New Windows, Plumbing fixtures, & Electrical fixtures: No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see! (id:6289)

Built in 1977

**Essential Information**

Listing #	A2257399
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Half Baths	1
Square Footage	1,004
Acres	0.06
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	8426 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
Province	Alberta
Postal Code	T3K1B4

**Amenities**

Features	Back lane
Parking Spaces	2
Parking	Other

## Interior

Appliances	Refrigerator, Stove, Hood Fan, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

## Exterior

Foundation	Poured Concrete
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## Listing Details

Listing Office	Five Star Realty
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