

# \$579,900 - 8432 Berkley Road Nw, Calgary

MLS® #A2260578

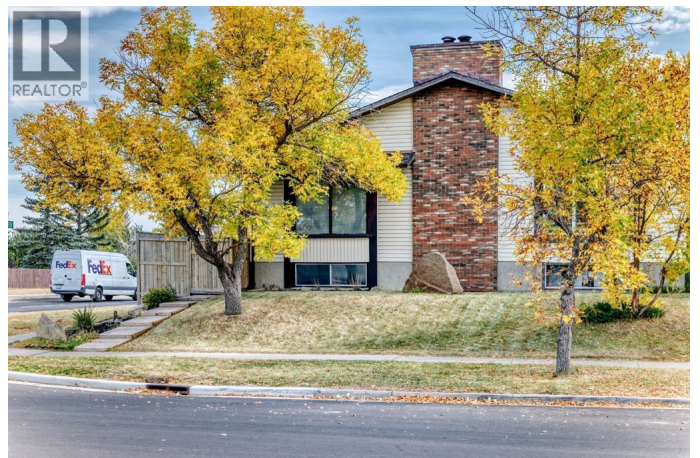
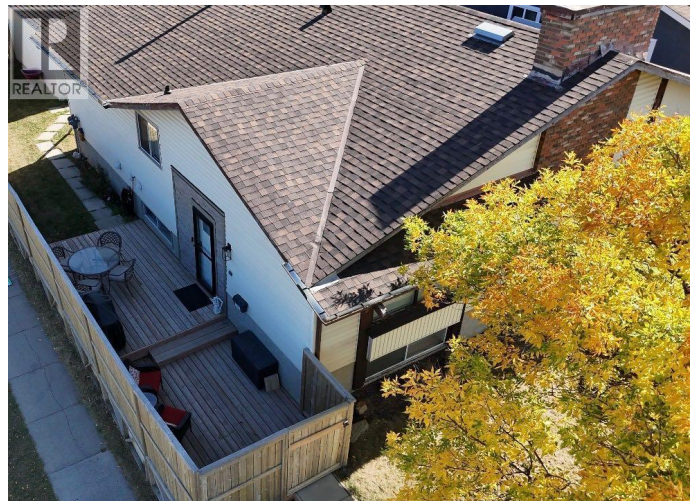
**\$579,900**

4 Bedroom, 2.00 Bathroom, 903 sqft

Single Family on 0.07 Acres

Beddington Heights, Calgary, Alberta

**\*\*PRICE REDUCED\*\*** Welcome to 8432 Berkley Road NW, a charming and recently updated duplex bungalow with over 1600sq' of living space in the desirable community of Beddington Heights. This inviting home offers the perfect blend of comfort, function, and modern upgradesâ€”ideal for families, investors, or first-time buyers seeking space and value. The bright and functional main floor showcases gleaming hardwood floors, a spacious living room with a cozy wood-burning fireplace(as is), and a dedicated dining area. The updated kitchen features ample cabinetry with pantry storage, a large peninsula with eating nook, and plenty of prep space. Upstairs, youâ€™ll also find 2 bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry. The fully finished basement expands your living options with a generous family room, 2 additional bedrooms, and another full bathroomâ€”perfect for guests, teens, a home gym, or office. Step outside to enjoy an oversized detached single garage with loft storage, a large private front deck for outdoor entertaining, and a landscaped yard ready for your personal touches. Recent upgrades include a high-efficiency furnace, new roof shingles, modern finishes, and durable hardwood flooring, ensuring both comfort and long-term peace of mind. Set in family-friendly Beddington Heights, this home offers quick access to schools, parks, shopping, transit, and major routes like Deerfoot Trail and Stoney Trailâ€”making



commutes and daily errands simple and convenient. (id:6289)

Built in 1977

**Essential Information**

Listing #	A2260578
Price	\$579,900
Bedrooms	4
Bathrooms	2.00
Square Footage	903
Acres	0.07
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	8432 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
Province	Alberta
Postal Code	T3K1B4

**Amenities**

Amenities	Park, Playground, Schools
Features	See remarks, Back lane
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

**Interior**

Appliances	Range - Electric, Dishwasher, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Has Basement      Yes

**Exterior**

Exterior                  Vinyl siding  
Exterior Features      Landscaped  
Construction            Wood frame  
Foundation              Poured Concrete

**Listing Details**

Listing Office            Diamond Realty & Associates LTD.



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