

# \$439,900 - 1137 Berkley Drive Nw, Calgary

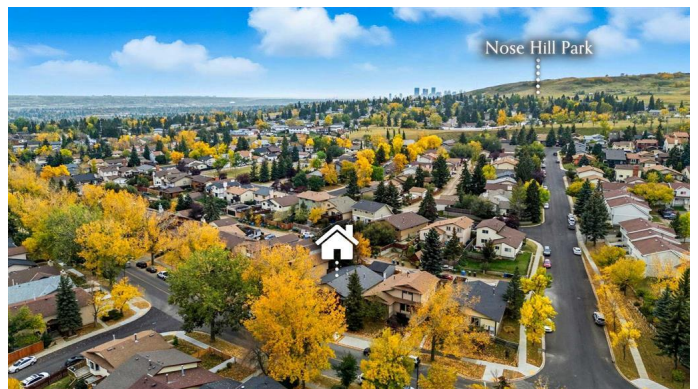
MLS® #A2253062

**\$439,900**

4 Bedroom, 1.00 Bathroom, 1,021 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome home to 1137 Berkley Dr NW in desirable Beddington Heights!\*\*This bright and well-kept half-duplex offers incredible value with no condo fees, 4 bedrooms, a fully finished basement, and recent updates throughout. Enjoy comfort year-round with air conditioning, a newly updated roof, an updated furnace and new hot water tank (2023). The main floor offers three bedrooms and a full bathroom, fresh paint, updated bath-tub fixtures, and an inviting layout filled with natural light. Outside, a fully fenced backyard and new front balcony provide the perfect space for kids, pets, or summer BBQs. The basement's ample storage, and flexible layout add versatility—ideal for a growing family or future suite potential the space can be easily suited. Located on a quiet street just minutes from Nose Hill Park, schools, and shopping, this home combines comfort, convenience, and opportunity in one of NW Calgary's most established communities



Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253062  |
| Price          | \$439,900 |
| Bedrooms       | 4         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,021     |

|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 1980                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Bi-Level, Side by Side |
| Status     | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 1137 Berkley Drive Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1S6               |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 4          |
| Parking        | Off Street |

### **Interior**

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                               |
| Appliances        | Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | Central Air                                                                                   |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Balcony, Fire Pit                      |
| Lot Description   | Back Lane, Many Trees, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Concrete, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 34                |
| Zoning         | R-CG              |

**Listing Details**

Listing Office                      Real Broker

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