# \$629,000 - 8428 Berkley Road Nw, Calgary

MLS® #A2244637

## \$629,000

5 Bedroom, 3.00 Bathroom, 977 sqft Residential on 0.07 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!

Built in 1977

#### **Essential Information**

MLS® # A2244637

Price \$629,000

Bedrooms 5

Bathrooms 3.00 Full Baths 2 Half Baths 1

Square Footage 977

Acres 0.07

Year Built 1977

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

## **Community Information**

Address 8428 Berkley Road Nw

Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1B4

## **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features Open Floorplan, Stone Counters

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 31st, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Five Star Realty

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