

\$569,900 - 28 Berkley Close Nw, Calgary

MLS® #A2245438

\$569,900

5 Bedroom, 2.00 Bathroom, 996 sqft
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Newly (2024) Renovated Bungalow with Legal Suite (2024) and new fence in Beddington Heights â€” Live Up, Rent Down, or Maximize Investment Potential!

Hereâ€™s your chance to own a newly renovated bungalow with a legal basement suite in the highly sought-after community of Beddington Heights. Situated on a quiet, family-friendly street, this property stands out with 5 bedrooms, 2 full bathrooms, and a fully finished basement with a separate entrance.

This is not just any basement â€” itâ€™s a completely self-contained, legal suite featuring 2 bedrooms, a den, a living room, and a full kitchen. Perfect for rental income or extended family living, with total privacy between upper and lower units.

Extra Deep Lot (two parking pads) with Exceptional Potential:

What truly sets this property apart is the massive backyardâ€”especially rare for a duplex. With lane access, it offers incredible redevelopment potential. Think: laneway home with 2 additional bedrooms and a triple garageâ€”a fantastic opportunity for multigenerational living, Airbnb, or a major boost to your investment return.

Prime Location â€” Everything Within Reach:

Steps from local playgrounds â€” great for



families with kids

Walking distance to both public and Catholic schools

Minutes from Beddington Towne Centre, Safeway, Co-op, restaurants, medical clinics & more

Quick access to Deerfoot Trail, Centre Street, and transit – ideal for commuters

Whether you're a homeowner seeking flexibility or an investor eyeing long-term growth, this property delivers value, versatility, and location—all in one.

Location, Value, Flexibility – Don't Miss Out on This One-of-a-Kind Opportunity!

Built in 1977

Essential Information

MLS® #	A2245438
Price	\$569,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	28 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 1B3

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	24
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
----------------	---

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.