

# \$560,000 - 1230 Berkley Drive Nw, Calgary

MLS® #A2232453

**\$560,000**

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

**LEGAL BASEMENT SUITE!** Live upstairs and rent the basement, or add this solid property to your investment portfolio. This spacious 4-bedroom, 2-bathroom bi-level in desirable Beddington features a beautifully finished legal basement suite with a private side entrance—perfect for generating rental income or multi-generational living.

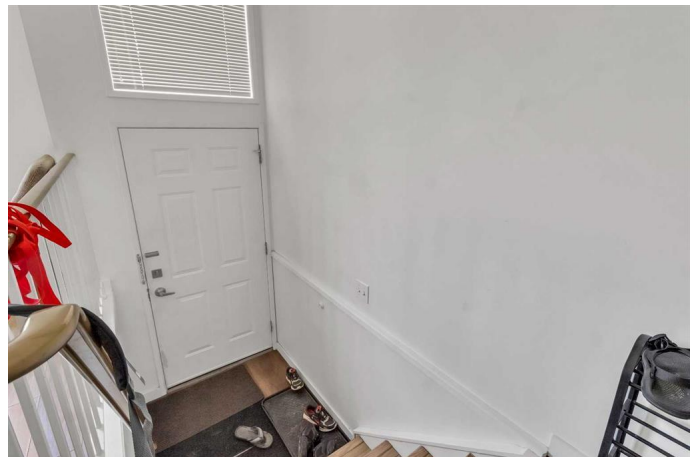
With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in closet, generous living/dining space, a full kitchen, in-suite storage, and a pantry under the stairs.

Just one block from Nose Hill Park, and minutes from major roads and the future Green Line LRT, this location is a renter's dream. The property also includes a fenced backyard and two off-street parking spots.

High-quality, legally suited homes like this don't come up often—book your showing today!

Built in 1982

## Essential Information



MLS® #	A2232453
Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

### Community Information

Address	1230 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 20th, 2025
Days on Market	55
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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