

# \$525,000 - 1275 Berkley Drive Nw, Calgary

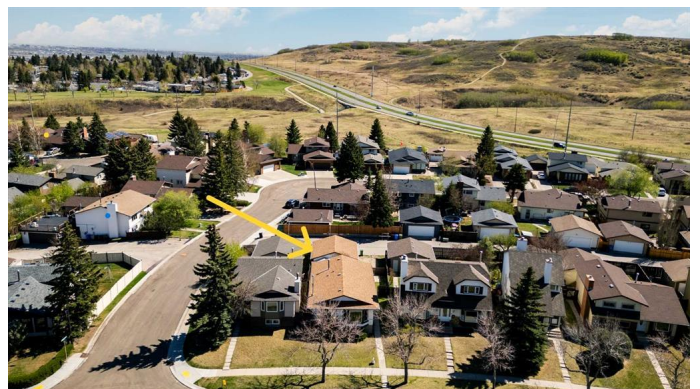
MLS® #A2219032

**\$525,000**

4 Bedroom, 2.00 Bathroom, 1,120 sqft  
Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

OPEN HOUSE Saturday 11am to 1:30pm  
1275 BERKLEY DR NW Bright & clean, four bedroom, one and a half bath home with an oversized double detached garage in the family friendly community of Beddington Heights only steps to Nose Hill Park. With over 2100 sq ft of developed living space, this bilevel single family home is the perfect starter home. Laminate floors throughout upper floor. The large living room area is open to the dining area that has patio doors to a balcony overlooking the front yard and street. A well cared for kitchen with oak cabinetry, white tile backsplash and newer appliances. Three spacious bedrooms up with the primary bedroom boasting its own two- piece ensuite bathroom. Updated main floor bath with deep soaker tub and comfort height toilet. Newer windows throughout. The lower level has large legal size windows in every room to bring in the natural light. Big retro rec room area and a very big fourth bedroom with a walk-in closet. Large undeveloped space gives you options to add a second full bathroom and maybe the fifth bedroom since it has its own large legal window. The sunny Southwest backyard is fully fenced. It has a patio area and storage shed. Parking for four vehicles with an oversized insulated double garage (23' x 21') and a park pad for two more. Beddington is known for its abundance of green spaces, parks and playgrounds. Walk to school. Steps to Nose Hill Park, one of Calgary's finest natural



reserve green spaces with over 11 sq km of natural park, with walking paths. A beautiful place to go for a walk, a run or mountain biking or to take your furry family member with designated off-leash areas. Close to lots of shopping and amenities with easy access to many major road arteries for easy commute to anywhere you need to be. Fantastic value for a single family home! View the 3D Tour (purple house symbol).

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219032    |
| Price          | \$525,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,120       |
| Acres          | 0.10        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1275 Berkley Drive Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1T2               |

### Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Detached, Insulated, Oversized, Parking Pad |

# of Garages 2

## Interior

Interior Features Central Vacuum, No Smoking Home  
Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Fireplace(s), Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Wood Burning  
Has Basement Yes  
Basement Full, Partially Finished

## Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Private  
Roof Asphalt Shingle  
Construction Concrete, Stucco, Wood Frame, Wood Siding  
Foundation Poured Concrete

## Additional Information

Date Listed May 8th, 2025  
Days on Market 3  
Zoning R-CG

## Listing Details

Listing Office Century 21 Bamber Realty LTD.

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