

# \$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.

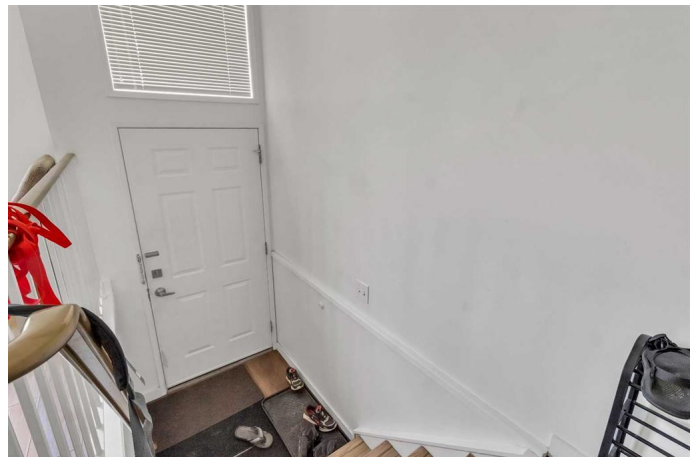
With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in 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 | 61              |
| Zoning         | R-CG            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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