

# \$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 | 8               |
| Zoning         | R-CG            |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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