

# \$470,000 - 72 Berkley Close Nw, Calgary

MLS® #A2255566

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this bright and spacious 4-bedroom, 2-bathroom home in the desirable community of Beddington Heights. Perfectly situated at the end of a quiet cul-de-sac, this property offers both privacy and a family-friendly setting. The home features an attached single-car garage with plenty of wall storage. Large windows at the front of the home provide the main living area with ample natural light. A cozy wood-burning fireplace adds charm and comfort, making the open concept living space perfect for relaxing evenings with family or friends. The basement boasts a spacious bedroom, 3 piece bathroom, kitchenette and access to the garage. Step outside onto the front balcony to enjoy your morning coffee, unwind on the back south facing deck overlooking your private yard or soak in the heat in the coming cooler months in the well maintained hot tub. A convenient shed provides extra storage for all your outdoor needs. With its professionally cleaned and move-in ready condition, this home is ideal for families, first-time buyers, or anyone seeking a comfortable lifestyle in a great location. Close to schools, parks, bike pathways, shopping, and transit, this property combines everyday convenience with a charming cul-de-sac setting. Convenient access to Beddington and Deerfoot Trail make commuting to work or errands a breeze. Recent upgrades: Hot water tank replaced in 2024, dishwasher replaced 2023, and



motherboard in hot tub replaced 2025.  
 Â Donâ€™t miss the opportunity to make this  
 lovely house your new home!

Built in 1978

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2255566               |
| Price          | \$470,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,017                  |
| Acres          | 0.06                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 72 Berkley Close Nw |
| Subdivision | Beddington Heights  |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3K 1B3             |

Amenities

|                |                                                                  |
|----------------|------------------------------------------------------------------|
| Parking Spaces | 3                                                                |
| Parking        | Driveway, Parking Pad, Concrete Driveway, Single Garage Attached |
| # of Garages   | 1                                                                |

Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                                    |

|                 |                                         |
|-----------------|-----------------------------------------|
| Fireplace       | Yes                                     |
| # of Fireplaces | 1                                       |
| Fireplaces      | Brick Facing, Living Room, Wood Burning |
| Has Basement    | Yes                                     |
| Basement        | Finished, Full                          |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard, Storage          |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Cedar, Stucco                                   |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 17                   |
| Zoning         | R-CG                 |

## Listing Details

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

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