

# \$539,900 - 936 Berkley Drive Nw, Calgary

MLS® #A2219233

**\$539,900**

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.13 Acres

Beddington Heights, Calgary, Alberta

Walk Out Basement! Income producing home!!! Opportunity! long time Tenants would love to stay, Welcome to the much desired community of Beddington! This property has a total of 3 bedrooms, 3 bathrooms and over 1,700 SQFT of living space! The main level has 2 good size bedrooms, 2 full bathrooms including a 3 pce Master ensuite and high ceiling! The lower level is a walkout basement with separate entrance and rented at \$1000 per month plus 50% of Bills, With another full bathroom, bedroom, kitchen and SEPERATE LAUNDRY! Tenants pay \$1400.00 plus 50% of bills Upstairs And Double Detached Garage is rented at \$400 per month. BACKS ON TO A PARK!!! SUNNY SOUTH FACING DECK!!! Huge Lot with concrete patio . Call and book your showing today!

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2219233    |
| Price          | \$539,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,078       |
| Acres          | 0.13        |
| Year Built     | 1978        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bi-Level |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 936 Berkley Drive Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1A2              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                          |
|-------------------|------------------------------------------|
| Interior Features | See Remarks                              |
| Appliances        | Dishwasher, Electric Stove, Refrigerator |
| Heating           | Central                                  |
| Cooling           | None                                     |
| Fireplace         | Yes                                      |
| # of Fireplaces   | 1                                        |
| Fireplaces        | Wood Burning                             |
| Has Basement      | Yes                                      |
| Basement          | Full, Walk-Out                           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Private         |
| Roof              | Asphalt         |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 60            |
| Zoning         | R-CG          |

## Listing Details

Listing Office

Royal LePage Solutions



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