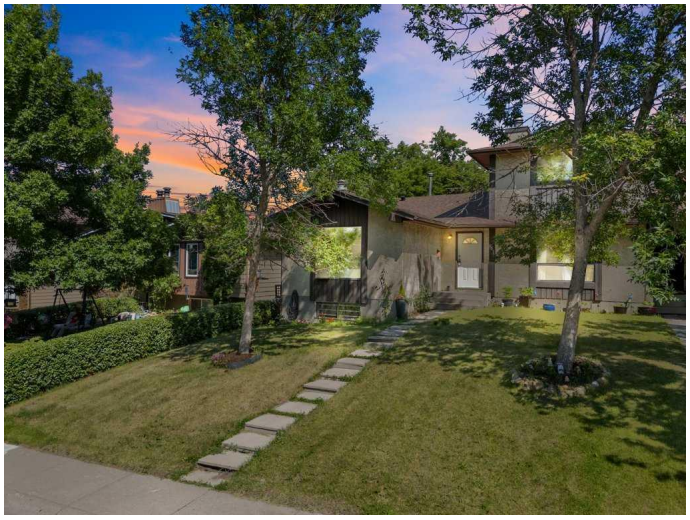
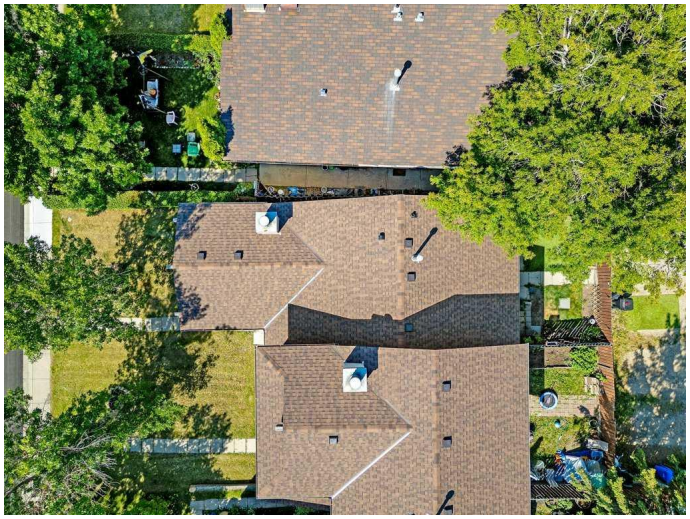
$410,000 - 8412 Berkley Road Nw, Calgary

MLS® #A2239799

$410,000
3 Bedroom, 1.00 Bathroom, 945 sqft
Residential on 0.06 Acres





Beddington Heights, Calgary, Alberta

Offered for the first time by the original builder/owner, this semi-attached property is a wonderful opportunity for a flipper developer or someone who wants to create value through sweat equity. This property is in well-maintained original condition with a new roof (2024). The layout is perfect for a small family with 2 bedrooms and full bath plus an additional bedroom in the basement (window may not meet current egress requirements). The front entry features stairs down to the basement which could be converted to a separate entrance for someone wanting to add a legal suite (subject to City of Calgary permits and permissions). The main floor has a roomy separate living room featuring a stone clad wood-burning fireplace at the front of the house. The 2 bedrooms are separated from each other by the full bath offering privacy. The spacious eat-in kitchen at the rear of the house has a door leading out to the back yard and parking area. This homeâ€™s layout is perfect and only cosmetic upgrades are needed for someone who wants to freshen up the property. The basement is primarily unfinished with a laundry area, bathroom rough-in, several windows, and a developed third bedroom. The yard in the front and back have been planted with lots of perennials and the back yard is fenced. There is off-street parking at the rear of the property and a garage could be added (again with proper permits from the City). Other updates include a new hot water tank in 2023 and newer vinyl

plank flooring through part of the main level.
This opportunity is sure to move quickly!

Built in 1979

Essential Information

MLS® #	A2239799
Price	$410,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	945
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	8412 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Storage
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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