

\$405,000 - 1306 Berkley Drive Nw, Calgary

MLS® #A2245697

\$405,000

4 Bedroom, 2.00 Bathroom, 1,004 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Excellent opportunity for investors or first-time buyers in the established community of Beddington! This 4-bedroom home offers solid bones and great potential. Bring your skills and this property can be transformed into a fantastic family home or income-generating investment.

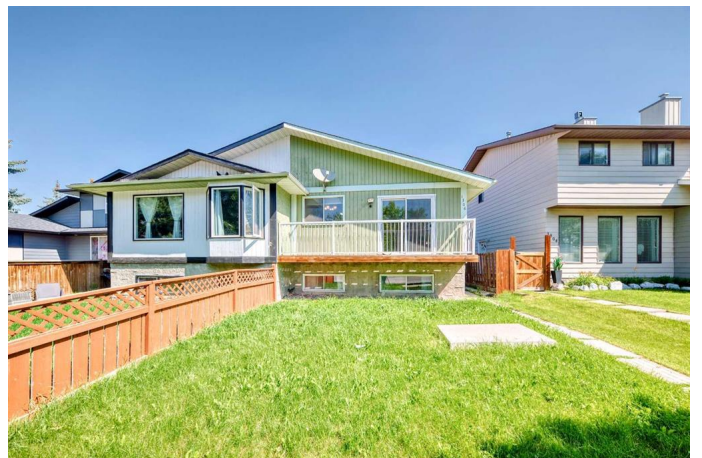
The main level features a spacious living room with patio doors to a sunny front balcony, a kitchen with dining nook, three good-sized bedrooms, a 4-piece main bathroom, and a large primary bedroom with his-and-hers closets and a private 2-piece ensuite.

The partially finished basement includes a large fourth bedroom, rough-in plumbing, and an open layout ready for your development ideas—ideal for a potential suite (buyers to confirm requirements with the City). Outside, you'll find a massive rear parking pad with space for multiple vehicles or a future double garage.

Located just minutes from Nose Hill Park and offering quick access to 14th Street, Deerfoot Trail, and downtown. Beddington is a mature, family-friendly community with nearby schools, parks, shopping, and public transit.

Built in 1980

Essential Information



MLS® #	A2245697
Price	\$405,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,004
Acres	0.06
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	1306 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 4th, 2025

Days on Market 21

Zoning R-CG

Listing Details

Listing Office Comox Realty

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.