

\$449,000 - 948 Berkley Drive Nw, Calgary

MLS® #A2199612

\$449,000

3 Bedroom, 2.00 Bathroom, 1,085 sqft
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

This SOUTH-FACING home enjoys abundant natural light and backs onto a green space with a playground, offering a peaceful, family-friendly setting. Upgraded with TRIPLE-GLAZED WINDOWS (2016), this home provides superior noise reduction, minimizing traffic and outdoor sounds for a quieter living environment, while enhancing energy efficiency to help reduce utility costs year-round.

Key updates include a new roof (2019) for long-term durability, a recently serviced furnace (March 2024, \$924 cost) ensuring optimal performance, and new bathroom faucets with a resurfaced bathtub (2023) for a fresh and modern look. Additionally, the water tank valve was replaced a couple of years ago, adding to the home's well-maintained condition.

The FRESHLY PAINTED INTERIOR adds a modern touch, making this home move-in ready. Conveniently located just minutes from Beddington Towne Centre, Superstore, and Deerfoot City, you'll have easy access to shopping, dining, and daily essentials. Commuters will appreciate quick access to Deerfoot Tr., Stoney Tr., and Centre St., along with multiple bus routes and express transit options to downtown.

Families will love the proximity to top-rated schools, including Beddington Heights School,



Colonel Irvine (Mandarin Bilingual & TLC), and John G. Diefenbaker High School (IB Program). With parks, pathways, off-leash areas, and recreational facilities at your doorstep, this home is perfect for families, first-time buyers, and investors.

Built in 1978

Essential Information

MLS® #	A2199612
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,085
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	948 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dryer, Range Hood, Refrigerator, Washer, Range

Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.