

72 Berkley Close NW  
Calgary, Alberta

MLS # A2255566



\$470,000

|           |                                                                  |        |                   |
|-----------|------------------------------------------------------------------|--------|-------------------|
| Division: | Beddington Heights                                               |        |                   |
| Type:     | Residential/Duplex                                               |        |                   |
| Style:    | Attached-Side by Side, Bi-Level                                  |        |                   |
| Size:     | 1,017 sq.ft.                                                     | Age:   | 1978 (47 yrs old) |
| Beds:     | 4                                                                | Baths: | 2                 |
| Garage:   | Concrete Driveway, Driveway, Parking Pad, Single Garage Attached |        |                   |
| Lot Size: | 0.06 Acre                                                        |        |                   |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Irregular Lot                  |        |                   |

**Heating:** Fireplace(s), Forced Air, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Cedar, Stucco

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Refrigerator in Lower Level Kitchenette, T.V. Mounts in Living Room and Upstairs Bedroom, Hot Tub (in as is condition), Shed, BBQ (in as is condition)

**\*\*OPEN HOUSES - Saturday, Sep 13 1-3PM and Sunday, Sept 14 12-2 PM\*\*** 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. Don't miss the opportunity to make this lovely house your new home!