

# \$448,000 - 6 Berkley Close Nw, Calgary

MLS® #A2225713

**\$448,000**

3 Bedroom, 2.00 Bathroom, 1,129 sqft

Residential on 0.09 Acres

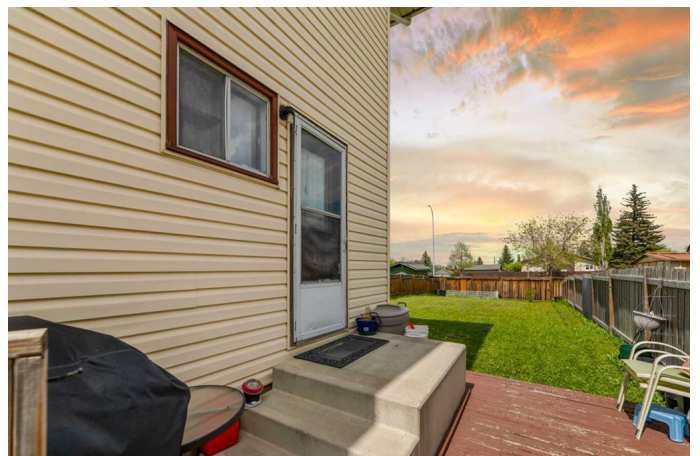
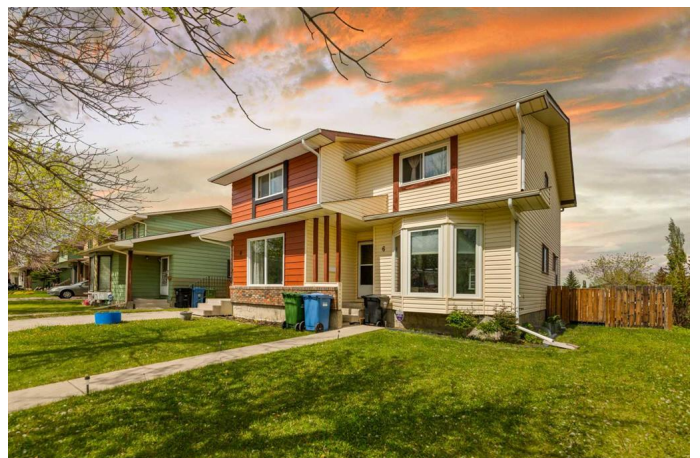
Beddington Heights, Calgary, Alberta

Fantastic opportunity for home buyers or investors! This well-maintained 2-storey duplex is owner-occupied and sits on a large lot in the desirable, family-friendly community of Beddington. The main floor boasts a bright, open layout that's ideal for both entertaining and everyday living. The kitchen offers plenty of space and functionality, while the spacious living room—featuring a bay window replaced within the last three years—provides a welcoming atmosphere.

Upstairs, you'll find three generously sized bedrooms and a full four-piece bathroom. All bedroom windows have also been updated within the past three years, and the washer and dryer are under five years old. Additional features include a convenient half bath on the main level, a high-efficiency furnace with humidifier (less than a year old), and a water heater installed within the last 18 months.

Step outside to enjoy the expansive backyard—perfect for kids and outdoor gatherings. Located within walking distance to playgrounds, bus stops (including #3 bus with direct service to downtown), Beddington Towne Centre, Safeway, London Drugs, Tim Hortons, Asian supermarket, schools, daycare, and the community centre, with easy access to downtown.

Don't miss out on this versatile property with excellent potential!



Built in 1978

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2225713               |
| Price          | \$448,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,129                  |
| Acres          | 0.09                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 6 Berkley Close Nw |
| Subdivision | Beddington Heights |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3K 1B3            |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | See Remarks                                       |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Oven |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None                                              |
| Has Basement      | Yes                                               |
| Basement          | Full, Unfinished                                  |

## Exterior

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|                 |                 |
|-----------------|-----------------|
| Lot Description | Back Yard, Lawn |
| Roof            | Asphalt Shingle |
| Construction    | Vinyl Siding    |
| Foundation      | Poured Concrete |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 18             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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