\$599,900 - 1302 Berkley Drive Nw, Calgary

MLS® #A2205764

\$599,900

4 Bedroom, 2.00 Bathroom, 998 sqft Residential on 0.06 Acres

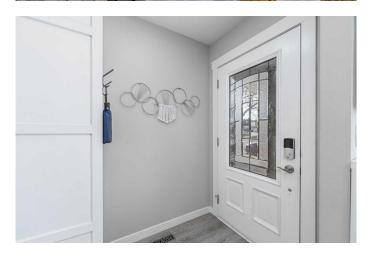
Beddington Heights, Calgary, Alberta

Welcome to your dream home in the heart of Beddington Heightsâ€"beautifully designed, Airbnb-ready main, and income-generating basement. With a view of Nose Hill Park from the front window, this updated semi-detached home is ideal for first-time buyers, investors, or house-hackers. Upstairs, enjoy an open-concept layout with a sunny southwest-facing living room, two large bedrooms, and a designer 4-piece bathroom featuring a walk-in glass shower with waterfall tile and a freestanding soaker tub. The modern kitchen boasts a whisper-quiet, built-in Bosch dishwasher—so sleek, you won't even notice it's running. Pot light dimmers set the mood, while the flex space doubles as an office and leads to a private backyard with a deck for summer BBQs, a shed for storage, and a fully fenced yard. The built-in laundry area makes folding easy with a counter and storage cabinets. Two rear parking spots, with room for a trailer, plus a front garden for your green thumb. The new concrete steps and side path won't catch that shovel edge on patio stones while you shovel next year.

Downstairs, a bright, spacious and well-designed 2-bedroom illegal suite with a separate entrance offers reliable rental income (leased to amazing tenants until Nov 2025). It features its own laundry, a full kitchen including a dishwasher, and a 4-piece bath. Energy-efficient updates: tankless water heater (never run out of hot water!), The high efficiency furnace, new windows/doors







(2017–2023). Bonus: This home is currently operating as an Airbnb and can be sold fully furnished and stocked (kitchenware, bedding, decor) for an additional cost—ideal for those starting out or looking for a turnkey rental. Location is key—steps from Nose Hill Park, transit, schools, and shopping. This is your chance to own a well-designed, income-ready home with incredible flexibility. Book your showing today!

Built in 1981

Essential Information

MLS® # A2205764 Price \$599,900

Bedrooms 4
Bathrooms 2.00

Full Baths 2
Square Footage 998
Acres 0.06

Year Built 1981

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 1302 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 Closet Organizers, Kitchen Island, Open Floorplan, See Remarks,

Separate Entrance, Soaking Tub, Vinyl Windows, Tankless Hot Water

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Aluminum Siding, Mixed, Veneer

Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025

Days on Market 7

Zoning R-CG

Listing Details

Listing Office Real Broker

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