

# \$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.

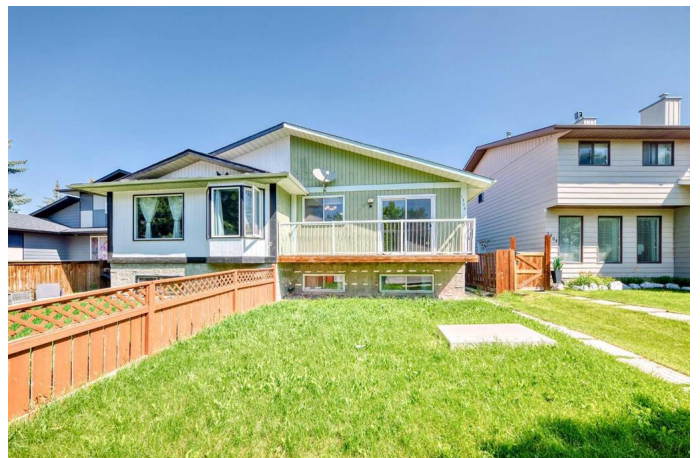
The main level features a spacious living room with patio doors to a sunny front balcony, a kitchen with dining nook, three good-sized bedrooms, a 4-piece main bathroom, and a large primary bedroom with his-and-hers closets and a private 2-piece ensuite.

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        14  
Zoning                      R-CG

**Listing Details**

Listing Office            Comox Realty

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