

# \$589,900 - 1220 Berkley Drive Nw, Calgary

MLS® #A2213080

**\$589,900**

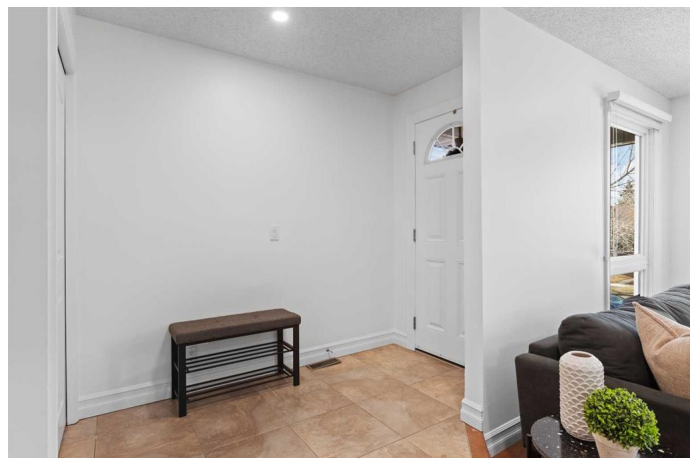
4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.10 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully updated bungalow in the sought-after community of Beddington Heights, where modern upgrades meet nature-inspired charm. Set on a tree-lined street with gorgeous stone steps and a large front patio, this home features 4 bedrooms + a den and 3 full bathrooms, including an illegal basement suite with a private side entrance—perfect for extended family or added income potential. Step inside to find rich hardwood floors, new LED recessed lighting, fresh paint, and plenty of natural light throughout. The bright living and dining areas feature an impressive electric fireplace, while the kitchen shines with granite countertops, a new farmhouse sink, new stove and dishwasher. The spacious primary bedroom includes a 4-piece ensuite with a jetted soaker tub and bidet, while two additional bedrooms and another full bath complete the main level. Downstairs, the suite offers new vinyl plank flooring, a full kitchen, large living area, one bedroom + den, and ample storage. Outside, enjoy a fully fenced backyard with a generous stone patio and a versatile MOVEABLE exterior studio—ideal as a home office, man cave, or media room. With updated windows, new fixtures, and unbeatable proximity to Nose Hill Park, schools, transit, and downtown, this home is the perfect blend of comfort, function, and location.

Built in 1980



## Essential Information

MLS® #	A2213080
Price	\$589,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,143
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1220 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	Bidet, Closet Organizers, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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