

# \$599,000 - 8426 Berkley Road Nw, Calgary

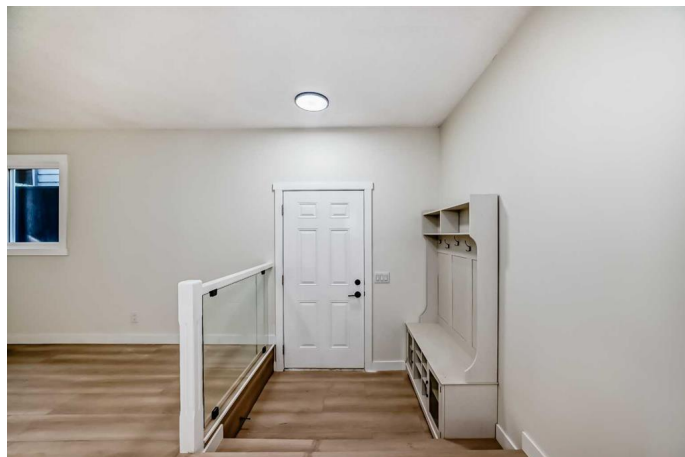
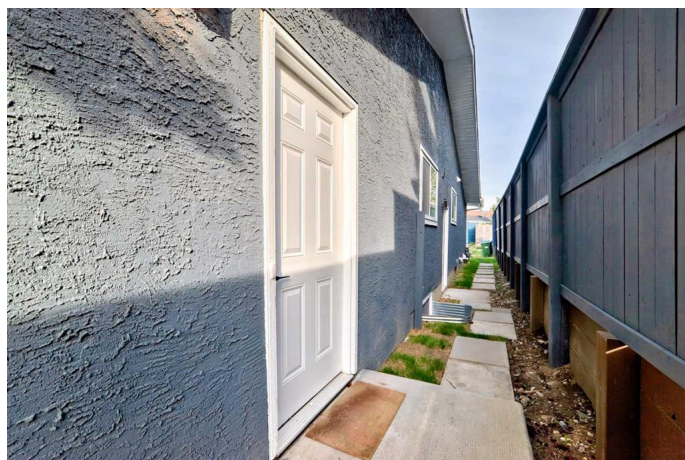
MLS® #A2247455

**\$599,000**

5 Bedroom, 3.00 Bathroom, 1,004 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors. Main Floor: 3 Spacious Bedrooms: The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom. 2 Stylish Bathrooms: Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities. Open Concept Living & Dining: The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere. Updated Kitchen: The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around. Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom: The fully illegal suite is equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family. Private & Spacious: With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright,



with high-quality finishes that make it feel like a true home. Additional Features: Ample Parking: The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles. New Windows, Plumbing fixtures, & Electrical fixtures: No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see!

Built in 1977

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2247455               |
| Price          | \$599,000              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,004                  |
| Acres          | 0.06                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8426 Berkley Road Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K1B4               |

**Amenities**

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

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Open Floorplan, Quartz Counters                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full, Exterior Entry                         |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Five Star Realty |
|----------------|------------------|

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