

# \$579,900 - 1364 Berkley Drive Nw, Calgary

MLS® #A2242124

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,288 sqft

Residential on 0.18 Acres

Beddington Heights, Calgary, Alberta

Expansive Lot with a Backyard Oasis!

Welcome to this exceptional 4-bedroom home situated on an oversized lot with an absolutely stunning backyard. Towering mature trees and lush greenery create a private, tranquil retreatâ€”perfect for relaxing or entertaining.

This is truly the definition of a backyard oasis.

From the moment you arrive, youâ€™ll notice the tremendous curb appeal and

low-maintenance exterior featuring durable aluminum siding and vinyl decking. The generous driveway easily accommodates two vehicles, with room for future expansion pending city approval.

Inside, youâ€™ll find nearly 2,000 sq. ft. of well-designed living space. The home offers excellent separation of space and updated finishes throughout, creating a perfect blend of comfort and function. There are additional areas just waiting to be reimaginedâ€”ideal for a home office, studio, or guest suite. Whether you're looking for a spacious family home, a smart investment, or a renovation project with incredible potential, this unique property delivers exceptional value and endless possibilities



Built in 1979

## Essential Information

MLS® # A2242124

Price \$579,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.18
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	1364 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1T3

### Amenities

Parking Spaces	2
Parking	Parking Pad, Carport

### Interior

Interior Features	Central Vacuum, Closet Organizers, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Irregular Lot,

	Landscaped, Many Trees, Sloped
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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