

# \$480,000 - 1028 Berkley Drive Nw, Calgary

MLS® #A2256185

**\$480,000**

4 Bedroom, 3.00 Bathroom, 1,218 sqft

Residential on 0.06 Acres

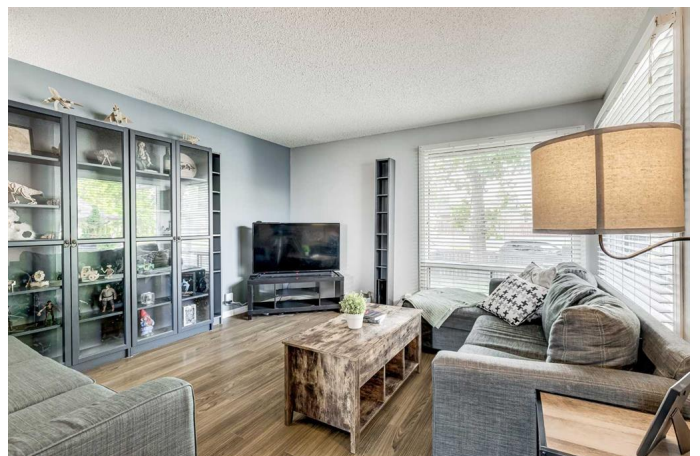
Beddington Heights, Calgary, Alberta

There is a calm strength in this home on a tree-lined street in Beddington, the kind of place that feels steady and welcoming the moment you walk up the path. With 1,218 square feet above grade, it carries three bedrooms upstairs, another below, and two and a half baths to serve a growing family or the company of friends.

Inside, light settles into the living room through broad windows, warming the space where days begin and evenings wind down. The kitchen, set with white cabinetry and stainless steel appliances, is simple, bright, and made for conversation while a meal comes together. Upstairs, the bedrooms rest quietly, tucked away for peace, while the bathsâ€™renewed in 2022â€™stand fresh and strong, still under warranty.

This is a house that has been cared for. A new furnace with a humidifier in 2013, air conditioning in 2016, washer and dryer only two years old. The exterior, all redone just this past June, gives it a proud face to the street. Most windows are new, set to hold in warmth through winter and keep the summer air cool. Outside, the yard is fenced and shaded by a steady old tree. Just beyond lies Nose Hill Park, wide and wild, where families walk, dogs chase, and the prairie wind moves free. Here is a place that ties comfort indoors with open sky nearby, a house ready to keep its people and their stories.

Built in 1980



## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256185               |
| Price          | \$480,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,218                  |
| Acres          | 0.06                   |
| Year Built     | 1980                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1028 Berkley Drive Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K1A3                |

## Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Vinyl Windows                                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | None                 |
| Lot Description   | Back Lane, Back Yard |

|              |                                             |
|--------------|---------------------------------------------|
| Roof         | Asphalt Shingle                             |
| Construction | Concrete, Vinyl Siding, Wood Frame, Asphalt |
| Foundation   | Poured Concrete                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 9                    |
| Zoning         | R-CG                 |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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