

# \$575,000 - 8428 Berkley Road Nw, Calgary

MLS® #A2268437

**\$575,000**

5 Bedroom, 3.00 Bathroom, 1,018 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Beautifully Renovated Duplex with Separate 2-bedroom basement, Perfect for Families or Investors!

Welcome to this modern, fully updated duplex offering the perfect balance of design, comfort and functionality. Featuring two self-contained living spaces, this property is ideal for families, multi-generational living, or generating rental income. The main floor showcases a bright open-concept living and dining area, a chef's kitchen with quartz countertops and new appliances, and three spacious bedrooms including a generous primary suite. You will also enjoy two stylish full bathrooms, new flooring, lighting, and fresh paint throughout. The lower-level (illegal) suite offers two bedrooms, a full bathroom, private entrance, its own kitchen and laundry, making it perfect for extended family or tenants. Additional highlights include ample parking, a private backyard, \*new windows, and \* New electrical and \*plumbing fixtures. Whether you are looking to live upstairs and rent the basement or invest in a turnkey income property, this beautifully renovated duplex is an incredible opportunity. Book your private Tour now!

Built in 1977

## Essential Information

MLS® # A2268437

Price \$575,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,018                  |
| Acres          | 0.07                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8428 Berkley Road Nw |
| Subdivision | Beddington Heights   |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3K 1B4              |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, See Remarks |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                          |
| Heating           | Forced Air, Natural Gas                                                                             |
| Cooling           | None                                                                                                |
| Has Basement      | Yes                                                                                                 |
| Basement          | Full                                                                                                |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Stucco, Wood Frame   |

Foundation                Poured Concrete

**Additional Information**

Date Listed                November 2nd, 2025  
Days on Market        1  
Zoning                      R-CG

**Listing Details**

Listing Office            eXp Realty

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