# **\$539,900 - 936 Berkley Drive Nw, Calgary**

MLS® #A2219233

## \$539,900

3 Bedroom, 3.00 Bathroom, 1,078 sqft Residential on 0.13 Acres

Beddington Heights, Calgary, Alberta

Walk Out Basement! Income producing home!!! Opportunity! long time Tenants would love to stay, Welcome to the much desired community of Beddington! This property has a total of 3 bedrooms, 3 bathrooms and over 1,700 SQFT of living space! The main level has 2 good size bedrooms, 2 full bathrooms including a 3 pce Master ensuite and high ceiling! The lower level is a walkout basement with separate entrance and rented at \$1000 per month plus 50% of Bills, With another full bathroom, bedroom, kitchen and SEPERATE LAUNDRY! Tenants pay \$1400.00 plus 50% of bills Upstairs And Double Detached Garage is rented at \$400 per month. BACKS ON TO A PARK!!! SUNNY SOUTH FACING DECK!!! Huge Lot with concrete patio . Call and book your showing today!

Built in 1978

#### **Essential Information**

MLS® # A2219233 Price \$539,900

Bedrooms 3

Bathrooms 3.00

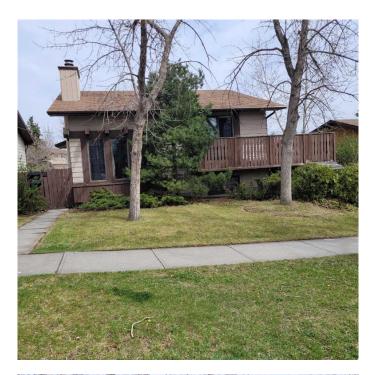
Full Baths 3

Square Footage 1,078

Acres 0.13

Year Built 1978

Type Residential





Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 936 Berkley Drive Nw Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1A2

## **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage Detached

# of Garages 2

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Central
Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full, Walk-Out

#### **Exterior**

Exterior Features Balcony
Lot Description Private
Roof Asphalt

Construction See Remarks

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 8th, 2025

Days on Market 56

Zoning R-CG

# **Listing Details**

Listing Office

Royal LePage Solutions



Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.