

# \$775,000 - 83 Berkley Rise Nw, Calgary

MLS® #A2211994

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,812 sqft

Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

Situated on a desirable corner lot in a quiet and family-friendly neighborhood, this beautiful home offers over 3000 sq ft of exceptional living space and convenience. With easy access to downtown and Stony Trail, and just a short walk to Beddington Town Centre, schools, public transit, and the expansive green spaces of Nose Hill Park, the location is hard to beat. Step inside and be greeted by an abundance of natural light streaming through large windows, accentuating the vaulted ceilings and creating a bright, open atmosphere throughout the main floor. The spacious living room flows effortlessly into a thoughtfully designed kitchen featuring crisp white cabinetry, stainless steel appliances, tile mosaic backsplash, lots of counter space, and open to the welcoming dining area. Down the hall, two well-sized bedrooms are complemented by a full 4-piece bathroom, while one of the bedrooms enjoys the added benefit of its own private 4-piece ensuite. The upper level is fully dedicated to the huge primary suite complete with a walk-in closet and gorgeous 3-piece ensuite with large soaker tub and floor to ceiling tile. This room is flooded with natural light with tons of floor to ceiling windows and features a cozy nursery, ideal for young families or as a home office. The fully developed walkup basement, with its own separate entrance, extends the living space significantly. It boasts a spacious recreation room perfect for entertaining, a fourth bedroom, another 4-piece bathroom, a



laundry room, and direct access to the large backyard. Outside, the property continues to impress with double patios, an oversized double attached garage, RV parking, and pristine landscaping. Alley access adds extra convenience to this already exceptional home. This is a rare opportunity to own a meticulously maintained and fully updated property in a well-established community—ideal for growing families, multi-generational living, or savvy investors.

Built in 1978

**Essential Information**

MLS® #	A2211994
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,812
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	83 Berkley Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Oversized, Parking Pad, RV Access/Parking, Insulated

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Separate Entrance

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings, Central Air Conditioner

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Wood Burning, Tile

Has Basement Yes

Basement Finished, Full, Exterior Entry, Walk-Up To Grade

## Exterior

Exterior Features None

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Treed

Roof Asphalt Shingle

Construction Concrete, Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

## Additional Information

Date Listed April 24th, 2025

Days on Market 22

Zoning R-CG

## Listing Details

Listing Office Real Broker

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