

\$549,000 - 8426 Berkley Road Nw, Calgary

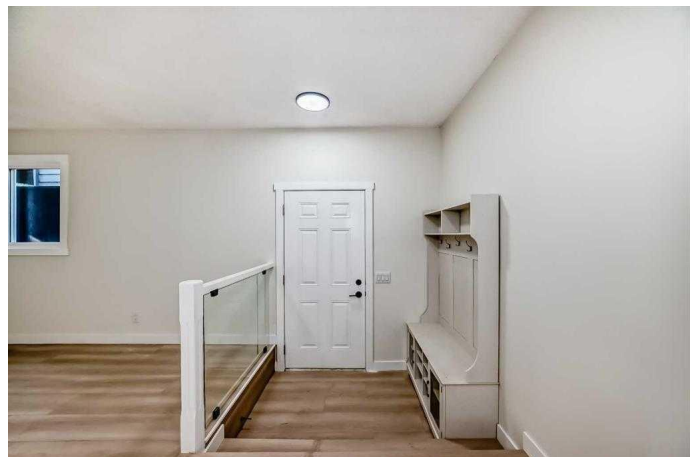
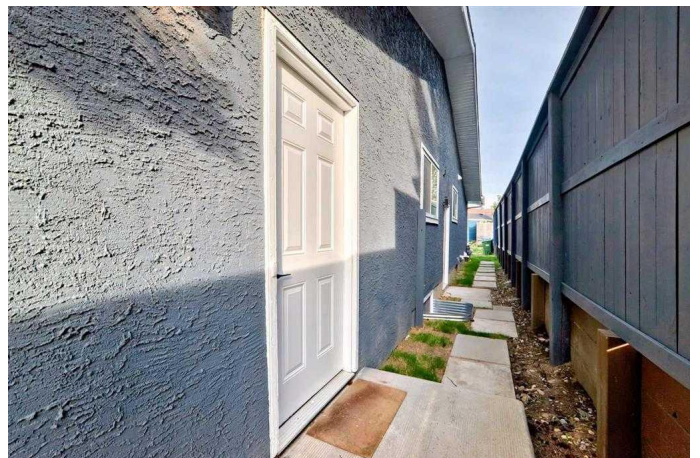
MLS® #A2257399

\$549,000

5 Bedroom, 3.00 Bathroom, 1,004 sqft
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors. Main Floor: 3 Spacious Bedrooms: The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom. 2 Stylish Bathrooms: Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities. Open Concept Living & Dining: The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere. Updated Kitchen: The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around. Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom: The fully illegal suite is equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family. Private & Spacious: With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright,



with high-quality finishes that make it feel like a true home. Additional Features: Ample Parking: The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles. New Windows, Plumbing fixtures, & Electrical fixtures: No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see!

Built in 1977

Essential Information

MLS® #	A2257399
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,004
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	8426 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1B4

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Kitchen Island
Appliances	Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	59
Zoning	R-CG

Listing Details

Listing Office	Five Star Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.