

\$560,000 - 1230 Berkley Drive Nw, Calgary

MLS® #A2232453

\$560,000

4 Bedroom, 2.00 Bathroom, 1,144 sqft

Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

LEGAL BASEMENT SUITE! Live upstairs and rent the basement, or add this solid property to your investment portfolio. This spacious 4-bedroom, 2-bathroom bi-level in desirable Beddington features a beautifully finished legal basement suite with a private side entrance—perfect for generating rental income or multi-generational living.

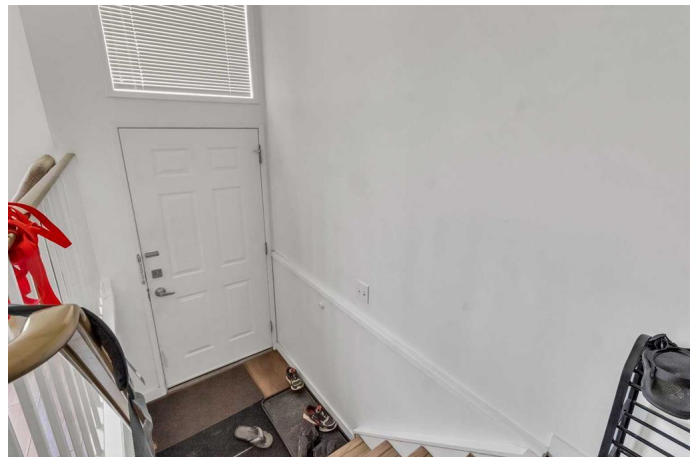
With 1,142 sq ft above grade, this is a very large floor plan. The main floor offers three bedrooms, a bright, open living space with oversized, new windows, an upgraded kitchen and a cozy wood-burning fireplace. Downstairs, the legal suite boasts separate heating, a huge primary bedroom with walk-in closet, generous living/dining space, a full kitchen, in-suite storage, and a pantry under the stairs.

Just one block from Nose Hill Park, and minutes from major roads and the future Green Line LRT, this location is a renter's dream. The property also includes a fenced backyard and two off-street parking spots.

High-quality, legally suited homes like this don't come up often—book your showing today!

Built in 1982

Essential Information



MLS® #	A2232453
Price	\$560,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,144
Acres	0.07
Year Built	1982
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Active

Community Information

Address	1230 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1S9

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Separate Entrance, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Brick Facing
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	63
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

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.