

# \$449,888 - 6 Berkley Close Nw, Calgary

MLS® #A2225713

**\$449,888**

3 Bedroom, 2.00 Bathroom, 1,129 sqft  
Residential on 0.09 Acres

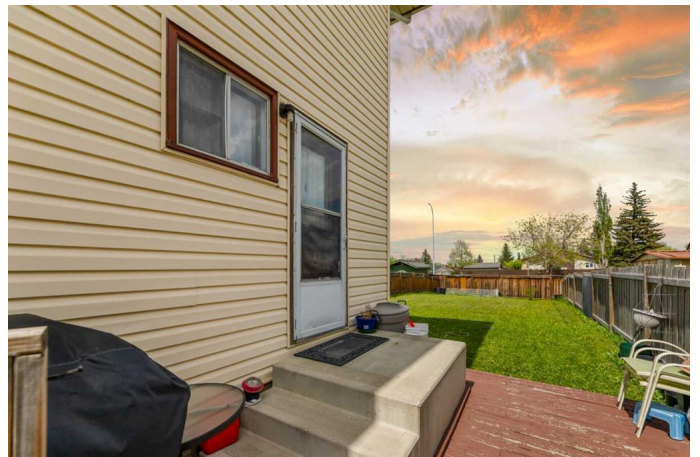
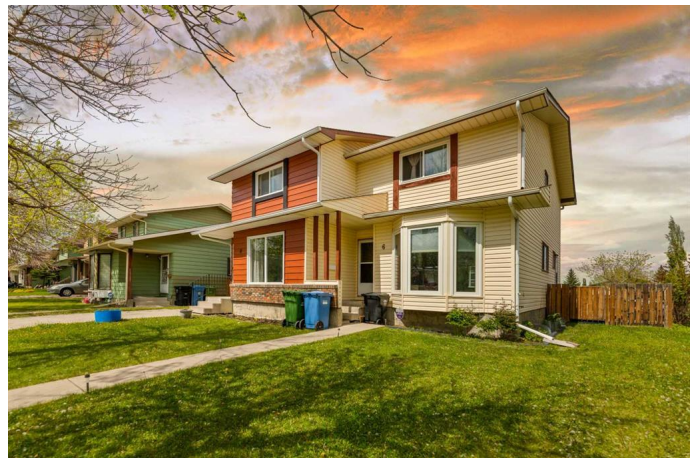
Beddington Heights, Calgary, Alberta

Fantastic opportunity for home buyers or investors! This well-maintained 2-storey duplex is owner-occupied and sits on a large lot in the desirable, family-friendly community of Beddington. The main floor boasts a bright, open layout that's ideal for both entertaining and everyday living. The kitchen offers plenty of space and functionality, while the spacious living room—featuring a bay window replaced within the last three years—provides a welcoming atmosphere.

Upstairs, you'll find three generously sized bedrooms and a full four-piece bathroom. All bedroom windows have also been updated within the past three years, and the washer and dryer are under five years old. Additional features include a convenient half bath on the main level, a high-efficiency furnace with humidifier (less than a year old), and a water heater installed within the last 18 months.

Step outside to enjoy the expansive backyard—perfect for kids and outdoor gatherings. Located within walking distance to playgrounds, bus stops (including #3 bus with direct service to downtown), Beddington Towne Centre, Safeway, London Drugs, Tim Hortons, Asian supermarket, schools, daycare, and the community centre, with easy access to downtown.

Don't miss out on this versatile property with excellent potential!



Built in 1978

## Essential Information

MLS® #	A2225713
Price	\$449,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,129
Acres	0.09
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	6 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B3

## Amenities

Parking Spaces	2
Parking	Off Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Oven
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
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Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	41
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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