

# \$569,900 - 28 Berkley Close Nw, Calgary

MLS® #A2245438

**\$569,900**

5 Bedroom, 2.00 Bathroom, 996 sqft  
Residential on 0.09 Acres

Beddington Heights, Calgary, Alberta

Newly (2024) Renovated Bungalow with Legal Suite (2024) and new fence in Beddington Heights â€“ Live Up, Rent Down, or Maximize Investment Potential!

Hereâ€™s your chance to own a newly renovated bungalow with a legal basement suite in the highly sought-after community of Beddington Heights. Situated on a quiet, family-friendly street, this property stands out with 5 bedrooms, 2 full bathrooms, and a fully finished basement with a separate entrance.

This is not just any basement â€“ itâ€™s a completely self-contained, legal suite featuring 2 bedrooms, a den, a living room, and a full kitchen. Perfect for rental income or extended family living, with total privacy between upper and lower units.

Extra Deep Lot (two parking pads) with Exceptional Potential:

What truly sets this property apart is the massive backyardâ€”especially rare for a duplex. With lane access, it offers incredible redevelopment potential. Think: laneway home with 2 additional bedrooms and a triple garageâ€”a fantastic opportunity for multigenerational living, Airbnb, or a major boost to your investment return.

Prime Location â€“ Everything Within Reach:

Steps from local playgrounds â€“ great for



families with kids

Walking distance to both public and Catholic schools

Minutes from Beddington Towne Centre, Safeway, Co-op, restaurants, medical clinics & more

Quick access to Deerfoot Trail, Centre Street, and transit – ideal for commuters

Whether you're a homeowner seeking flexibility or an investor eyeing long-term growth, this property delivers value, versatility, and location – all in one.

Location, Value, Flexibility – Don't Miss Out on This One-of-a-Kind Opportunity!

Built in 1977

## Essential Information

MLS® #	A2245438
Price	\$569,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.09
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

## Community Information

Address	28 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3K 1B3

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Corner Lot, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Top Producer Realty and Property Management
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