

28 Berkley Close NW
Calgary, Alberta

MLS # A2245438



\$569,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	996 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Electric Stove, Refrigerator, Washer/Dryer, Window Coverings for Basement

Newly (2024)Renovated Bungalow with Legal Suite (2024) and new fence in Beddington Heights – Live Up, Rent Down, or Maximize Investment Potential! Here'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 – it'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 backyard–especially rare for a duplex. With lane access, it offers incredible redevelopment potential. Think: laneway home with 2 additional bedrooms and a triple garage–a fantastic opportunity for multigenerational living, Airbnb, or a major boost to your investment return. Prime Location – Everything Within Reach: Steps from local playgrounds – 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!