

# \$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          | Bungalow, Side by Side |
| 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 | 12               |
| Zoning         | R-CG             |

### Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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