

# \$469,998 - 8310 Berkley Road Nw, Calgary

MLS® #A2240264

**\$469,998**

3 Bedroom, 2.00 Bathroom, 1,208 sqft  
Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to 8310 Berkley Road NW â€” a beautifully updated duplex on a spacious corner lot in the sought-after community of Beddington Heights! This charming home has been freshly painted and features a bright, functional kitchen with ample cabinetry and room for casual diningâ€”perfect for everyday living and entertaining.

Enjoy peace of mind with major recent upgrades, including new windows (2019), new furnace & hot water tank (2022), a new roof (2025), and Telus fibre internet installed (2025)â€”offering comfort, efficiency, and modern convenience.

The fully finished basement provides a large recreation room ideal for a home office, gym, or media space. Outside, the private backyard oasis boasts a spacious deck, storage shed, and plenty of room for gardening, pets, or family fun.

Located close to Nose Hill Park, excellent schools, transit routes, and everyday amenities at Beddington Towne Centreâ€”with easy access to Deerfoot and Stoney Trail for a quick commute.

Whether you're a first-time buyer, investor, or downsizer, this move-in-ready gem offers incredible value in a prime NW location. Schedule your private showing today!



Built in 1978

## Essential Information

MLS® #	A2240264
Price	\$469,998
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,208
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	8310 Berkley Road Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K1B4

## Amenities

Parking	Off Street
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## Interior

Interior Features	Breakfast Bar, No Smoking Home
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	2
Zoning	R-C2

**Listing Details**

Listing Office	Royal LePage METRO
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