

# \$470,000 - 72 Berkley Close Nw, Calgary

MLS® #A2255566

**\$470,000**

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

**\*\*OPEN HOUSES - Saturday, Sep 13 1-3PM and Sunday, Sept 14 12-2 PM\*\*** Welcome to this bright and spacious 4-bedroom, 2-bathroom home in the desirable community of Beddington Heights. Perfectly situated at the end of a quiet cul-de-sac, this property offers both privacy and a family-friendly setting. The home features an attached single-car garage with plenty of wall storage. Large windows at the front of the home provide the main living area with ample natural light. A cozy wood-burning fireplace adds charm and comfort, making the open concept living space perfect for relaxing evenings with family or friends. The basement boasts a spacious bedroom, 3 piece bathroom, kitchenette and access to the garage. Step outside onto the front balcony to enjoy your morning coffee, unwind on the back south facing deck overlooking your private yard or soak in the heat in the coming cooler months in the well maintained hot tub. A convenient shed provides extra storage for all your outdoor needs. With its professionally cleaned and move-in ready condition, this home is ideal for families, first-time buyers, or anyone seeking a comfortable lifestyle in a great location. Close to schools, parks, bike pathways, shopping, and transit, this property combines everyday convenience with a charming cul-de-sac setting. Convenient access to Beddington and Deerfoot Trail make commuting to work or errands a breeze. Recent upgrades: Hot water tank replaced in



2024, dishwasher replaced 2023, and  
motherboard in hot tub replaced 2025.  
Â Donâ€™t miss the opportunity to make this  
lovely house your new home!

Built in 1978

**Essential Information**

MLS® #	A2255566
Price	\$470,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	72 Berkley Close Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1B3

**Amenities**

Parking Spaces	3
Parking	Concrete Driveway, Driveway, Parking Pad, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Irregular Lot
Roof	Asphalt Shingle
Construction	Stucco, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	September 10th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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