\$569,900 - 8432 Berkley Road Nw, Calgary

MLS® #A2260578

\$569,900

4 Bedroom, 2.00 Bathroom, 903 sqft Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

NEW PRICE REDUCTION Welcome to 8432 Berkley Road NW, a charming and recently updated duplex bungalow with over 1600sq' of living space in the desirable community of Beddington Heights. This inviting home offers the perfect blend of comfort, function, and modern upgradesâ€"ideal for families, investors, or first-time buyers seeking space and value.

The bright and functional main floor showcases gleaming hardwood floors, a spacious living room with a cozy wood-burning fireplace, and a dedicated dining area. The updated kitchen features ample cabinetry with pantry storage, a large peninsula with eating nook, and plenty of prep space. Upstairs, you'II also find 2 bedrooms, a full 4-piece bathroom, and the convenience of main floor laundry.

The fully finished basement expands your living options with a generous family room, 2 additional bedrooms, and another full bathroomâ€"perfect for guests, teens, a home gym, or office.

Step outside to enjoy an oversized detached single garage with loft storage, a large private front deck for outdoor entertaining, and a landscaped yard ready for your personal touches.

Recent upgrades include a high-efficiency furnace, new roof shingles, modern finishes, and durable hardwood flooring, ensuring both comfort and long-term peace of mind. Set in family-friendly Beddington Heights, this







home offers quick access to schools, parks, shopping, transit, and major routes like Deerfoot Trail and Stoney Trailâ€"making commutes and daily errands simple and convenient.

Built in 1977

Essential Information

MLS® # A2260578 Price \$569,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 903 Acres 0.07

Year Built 1977

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

Community Information

Address 8432 Berkley Road Nw

Subdivision Beddington Heights

City Calgary
County Calgary
Province Alberta
Postal Code T3K 1B4

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave

Hood Fan, Washer/Dryer, Window Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Front Yard, Landscaped, Corner Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 2nd, 2025

Days on Market 34

Zoning R-CG

Listing Details

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.