

479 Berkley Crescent NW
Calgary, Alberta

MLS # A2214697

\$719,999

Division:	Beddington Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,204 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water		

Inclusions: 2 Fridges, 2 Stoves, 2 Dishwashers, 2 Over the Range Microwaves, 1 Washer, 1 Dryer, and 1 Stackable Washer and Dryer (main floor)

Welcome home to this beautifully renovated bungalow, offering modern living in the established community of Beddington Heights. Meticulously updated from top to bottom, this home feels just like new. Step inside to a bright, open layout with a spacious living area and a stylish kitchen featuring brand-new stainless steel appliances. The main floor offers three comfortable bedrooms and 1.5 baths, while the fully finished basement includes two additional bedrooms, a full bath, and an illegal suite with a separate entrance—ideal for extended family or mortgage-supporting rental income. Nearly every feature has been upgraded, including new appliances, furnace, tankless hot water system, flooring, ceiling, and lighting (2025); windows and siding (2024); and roof (2023). This home is truly move-in ready. Situated on a large lot with a double detached garage, and just minutes from shopping center, schools, and transit—this home blends fresh, functional design with family-friendly convenience. Don't miss your chance to own this exceptional property in a sought-after neighbourhood on a quiet road. Contact your realtor today to book a private showing. Thank you for showing!