

# \$529,500 - 936 Berkley Drive Nw, Calgary

MLS® #A2219233

## \$529,500

3 Bedroom, 3.00 Bathroom, 1,078 sqft  
Residential on 0.13 Acres

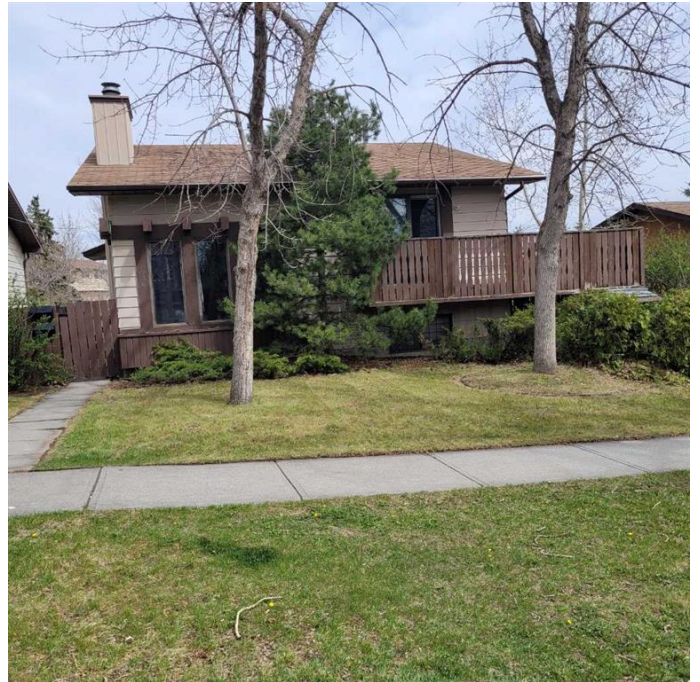
Beddington Heights, Calgary, Alberta

Back on the market due to a buyer's financing falling through & Price Reduced for your opportunity to own this lucrative income-producing Beddington gem is here! This highly desirable home is already generating significant income, currently making \$2,800 per month from reliable, long-term tenants who want to stay. The main level features 2 good-sized bedrooms, 2 full bathrooms including a master ensuite, and high ceilings within over 1,700 sq ft of living space. The walk-out basement has an illegal suite making it a major asset, offering a separate entrance, its own full bathroom, bedroom, kitchen, and separate laundry. The upstairs unit contributes \$1,400/month (plus 50% of bills), and the double detached garage adds another \$400/month. Enjoy a prime location backing onto a park, a sunny south-facing deck, a huge lot with a concrete patio, and instant rental income. Don't miss out â€” call and book your showing today!

Built in 1978

## Essential Information

MLS® #	A2219233
Price	\$529,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,078



Acres	0.13
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	936 Berkley Drive Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Alley Access
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Private
Roof	Asphalt
Construction	See Remarks
Foundation	Poured Concrete

### Additional Information

Date Listed May 8th, 2025

Days on Market 78

Zoning R-CG

## **Listing Details**

Listing Office Royal LePage Solutions



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