

# \$399,900 - 77 Berkshire Close Nw, Calgary

MLS® #A2246107

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,084 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

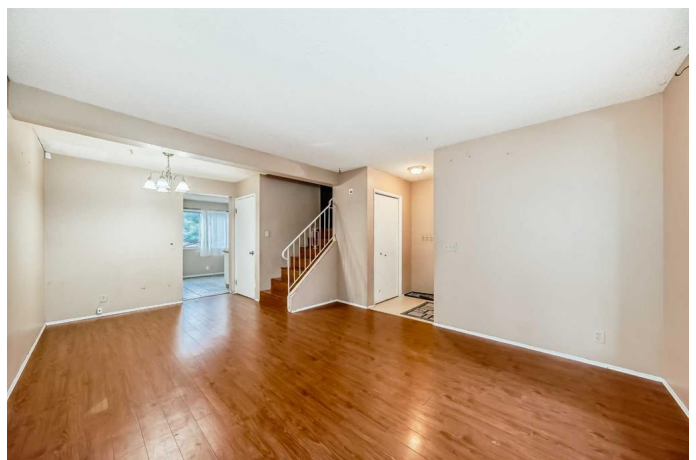
**\*\*Open house Sat Aug 9 at 12pm-2pm\*\***

Discover the incredible potential in this excellent family home, representing the best value in the area with no condo fees! Nestled in a highly convenient location, you are just moments away from major shopping centres, public transit, beautiful parks, and scenic walking paths, with easy access to the airport. This property is the perfect canvas for a buyer looking to create their dream space or an investor seeking a promising project. The home features three good-sized bedrooms and a versatile lower-level recreation room, perfect for a playroom or home theatre. Enjoy privacy and security in the fully fenced backyard. A major update has already been completed for you with a brand new roof installed in May 2025. With some cosmetic updates, this house can be transformed into a truly stunning home. Don't miss this exceptional opportunity!

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246107  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,084     |



|            |                        |
|------------|------------------------|
| Acres      | 0.06                   |
| Year Built | 1980                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 77 Berkshire Close Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1Z2               |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                            |
|-------------------|----------------------------|
| Interior Features | Open Floorplan             |
| Appliances        | Electric Stove, Range Hood |
| Heating           | Forced Air                 |
| Cooling           | None                       |
| Has Basement      | Yes                        |
| Basement          | Finished, Full             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

### Listing Details

Listing Office                      2% Realty

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