

# \$775,000 - 83 Berkley Rise Nw, Calgary

MLS® #A2211994

**\$775,000**

4 Bedroom, 4.00 Bathroom, 1,812 sqft  
Residential on 0.12 Acres

Beddington Heights, Calgary, Alberta

**\*\*COME JOIN US AT OUR OPEN HOUSE THIS SATURDAY APRIL 26 AND SUNDAY APRIL 27 FROM 12-4PM\*\*** Situated on a desirable corner lot in a quiet and family-friendly neighborhood, this beautiful home offers over 3000 sq ft of exceptional living space and convenience. With easy access to downtown and Stony Trail, and just a short walk to Beddington Town Centre, schools, public transit, and the expansive green spaces of Nose Hill Park, the location is hard to beat. Step inside and be greeted by an abundance of natural light streaming through large windows, accentuating the vaulted ceilings and creating a bright, open atmosphere throughout the main floor. The spacious living room flows effortlessly into a thoughtfully designed kitchen featuring crisp white cabinetry, stainless steel appliances, tile mosaic backsplash, lots of counter space, and open to the welcoming dining area. Down the hall, two well-sized bedrooms are complemented by a full 4-piece bathroom, while one of the bedrooms enjoys the added benefit of its own private 4-piece ensuite. The upper level is fully dedicated to the huge primary suite complete with a walk-in closet and gorgeous 3-piece ensuite with large soaker tub and floor to ceiling tile. This room is flooded with natural light with tons of floor to ceiling windows and features a cozy nursery, ideal for young families or as a home office. The fully developed walkup basement, with its own separate entrance, extends the living



space significantly. It boasts a spacious recreation room perfect for entertaining, a fourth bedroom, another 4-piece bathroom, a laundry room, and direct access to the large backyard. Outside, the property continues to impress with double patios, an oversized double attached garage, RV parking, and pristine landscaping. Alley access adds extra convenience to this already exceptional home. This is a rare opportunity to own a meticulously maintained and fully updated property in a well-established communityâ€”ideal for growing families, multi-generational living, or savvy investors.

Built in 1978

**Essential Information**

MLS® #	A2211994
Price	\$775,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,812
Acres	0.12
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	83 Berkley Rise Nw
Subdivision	Beddington Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3K 1A6

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized, Parking Pad, RV Access/Parking
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Tile, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Landscaped, Lawn, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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