

# \$540,000 - 81 Bearberry Close Nw, Calgary

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MLS® #A2254506

**\$540,000**

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.06 Acres

Beddington Heights, Calgary, Alberta

Welcome to this hidden gem in Beddington Height! Featuring NEW RENOVATIONS on each level of the property, main floor ALL WINDOWS BRAND NEW plus ALL APPLIANCES BRAND NEW. New refrigerator, brand new range with induction cooktop, brand new fridge, these stunning features give you new and fresh living experience in a highly convenient community. Main floor features 1002.4 sq ft, giving you an open living room with plenty of sunlights from the balcony, a spacious dining area up to 110 sqft, a primary bedroom comparable to primary bedroom of single house (up to 230 sqft). Basement is fully finished with a large recreation room close to 300 sqft, 2 other bedrooms are featured as well. This property provides plenty of space with no arguments! Backyard can park up to 3 vehicles with front parking possible as well. Located in the community of Beddington Heights with mature, developed transportation system to school and work, plus locational convenience to various type of shopping needs, this is a gem just right up on an ideal location. Come check it out!

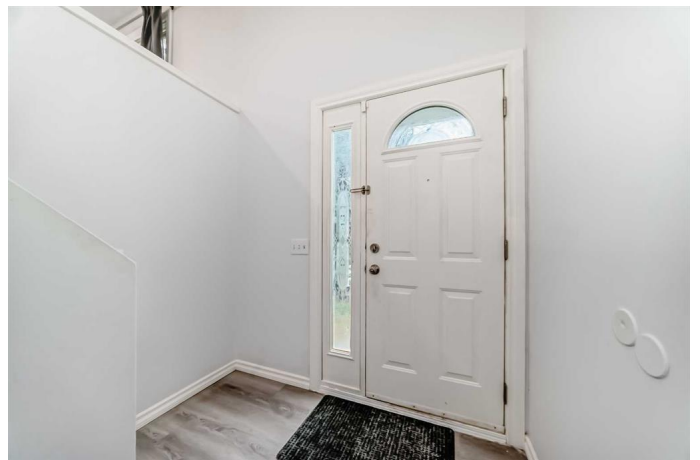
Built in 1981

## Essential Information

MLS® #                   A2254506

Price                     \$540,000

Bedrooms             4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,002                  |
| Acres          | 0.06                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Bi-Level, Side by Side |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 81 Bearberry Close Nw |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1R4               |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Storage, No Animal Home, No Smoking Home, Quartz Counters           |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Electric Range |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Full                                                                |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | Back Lane, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                     |
| Construction      | Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                     |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 76

Zoning R-CG

## Listing Details

Listing Office First Place Realty



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