

\$539,900 - 936 Berkley Drive Nw, Calgary

MLS® #A2219233

\$539,900

3 Bedroom, 3.00 Bathroom, 1,078 sqft

Residential on 0.13 Acres

Beddington Heights, Calgary, Alberta

Back on the market due to buyer financing falling through—your chance to own this cash-flowing property is here!

Welcome to this highly desirable Beddington home, offering \$2,800/month in rental income with long-term tenants who love living here and want to stay! Perfect for investors or owner-occupants looking to offset costs.

? Property Highlights ?

? 3 Beds | 3 Baths | 1,700+ Sq Ft

? Fully Rented** — *\$1,400/month (upper) + \$1,000/month (walk-out basement) + \$400/month (garage)

? Tenants Cover 50% of Bills — Maximize your cash flow!

? Walk-Out Basement Suite — Separate entrance, full kitchen, laundry & bathroom

? Spacious Main Level — High ceilings, 2 beds, 2 baths (incl. master ensuite)

? Double Detached Garage — Rented for extra income!

? Prime Location — Backs onto a park, sunny south-facing deck, huge lot with concrete patio

Don't wait—this won't last long. Call now to book your showing! ????

Built in 1978

Essential Information

MLS® #

A2219233



Price	\$539,900
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	Alley Access, Double Garage Detached
# 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	69
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
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