



## 8426 Berkley Road NW, Calgary, Alberta - \$569,000



Main Photo

### Property Description

Welcome to this beautifully renovated duplex, offering a perfect blend of modern design and functional living. This property features two separate living spaces, making it an ideal choice for families, multi-generational living, or investors. Main Floor: 3 Spacious Bedrooms: The main level boasts three generously-sized bedrooms, each with large windows, allowing for ample natural light. The master suite is a true retreat with a large closet and easy access to the updated bathroom. 2 Stylish Bathrooms: Enjoy the convenience of two beautifully renovated bathrooms with modern fixtures, sleek tile work, and contemporary vanities. Open Concept Living & Dining: The main floor features a large, open-concept living and dining area, perfect for entertaining guests or relaxing with family. Freshly painted walls, new flooring, and bright lighting create a welcoming atmosphere. Updated Kitchen: The chef-inspired kitchen comes with brand-new appliances, custom cabinetry, quartz countertops, and a large island, perfect for preparing meals and gathering around. Illegal Suite (Lower Level): 2 Bedrooms, 1 Bathroom: The fully illegal suite is

equipped with two comfortable bedrooms, a well-appointed bathroom, and its own private entrance. Perfect for rental income or as a separate living space for extended family. Private & Spacious: With its own kitchen, living area, and in-suite laundry, the illegal suite offers complete privacy and independence from the upper floor. This space is modern and bright, with high-quality finishes that make it feel like a true home. Additional Features: Ample Parking: The duplex includes parking for both the main level and illegal suite tenants, offering convenience for multiple vehicles. New Windows, Plumbing fixtures, & Electrical fixtures: No detail has been overlooked. Enjoy the backyard, offering a private space for outdoor activities, gardening, or simply relaxing. Whether you're looking for a family home with extra income potential or a smart investment, this newly renovated duplex with a illegal suite is a must-see!

## REALTOR Referral

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REALTOR®

**Mobile:** N/A

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*Courtesy Of: Five Star Realty*

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Coming  
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