



GRASSROOTS
REALTY GROUP

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8416 Centre Street NE
Calgary, Alberta

MLS # A2267251



\$498,888

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,132 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Concrete Driveway, Off Street, Parking Pad, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Separate Entrance, Tankless Hot Water		

Inclusions: none

Fantastic FULLY FINISHED 1/2 Duplex WITH ILLEGAL SUITE! & AWESOME LOCATION block away from Beddington Town Center shopping mall & steps from park & transit. Large Bi-Level with separate Entrance., 3 good sized bedrooms on main floor with own laundry room. Full updated 4pce bath, bright Kitchen with Eating bar, & Big Living room with Fireplace off patio doors to West Balcony. Large dining area & Hardwood style Laminate up with Newer Luxury Vinyl Plank down stairs. Other Great UPGRADES including Tankless hot water, Central Air Conditioning, upgraded Furnace, Water Softener, & upgraded kitchen counter & sink in Lower Suite,! Lower suite developed with 2 bedrooms, 4 pce. Bath, 2nd Laundry station with WASHER/DRYER Combo unit, updated kitchen again with huge Dining area & FAMILY ROOM ALL WIDE OPEN Making this a beautiful suite. Poured concrete sidewalk with fenced & landscaped backyard. 2 Car front concrete Parking pad with additional Rear parking. Turn Key & potential for investment.