



GRASSROOTS
REALTY GROUP

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8420 Centre Street N
Calgary, Alberta

MLS # A2267263



\$369,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	961 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	See Remarks	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks, Storage		

Inclusions: N/A

Semi-detached home with no condo fees! Incredible investment opportunity for handymen & flippers! Demo'ed and ready for renovations, this home in prime Beddington NW community offers 5 bedrooms, 2 bathrooms, over 1,800 sq ft of living space & potential for suite in basement. Located in a prime area on Centre Street, 5 min walk to Beddington Towne Centre (grocery, banks & other amenities), various schools of all levels, parks and easy commuting via Beddington Trail NW.