



**8416 Centre Street NE
Calgary, Alberta**

MLS # A2275759



\$498,888

Division: Beddington Heights

Type: Residential/Duplex

Style: Attached-Side by Side, Bi-Level

Size: 1,132 sq.ft. **Age:** 1981 (45 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: washer dryer combo unit, 2nd fridge, 2nd stove, shed

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 UPPER LAUNDRY. 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 PARKING PAD, with additional Rear parking. Turn Key & potential for investment.