



**GRASSROOTS**  
REALTY GROUP

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**8416 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2275759**



**\$498,888**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,132 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Concrete Driveway, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.