



**GRASSROOTS**  
REALTY GROUP

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**8420 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2277051**



**\$558,800**

<b>Division:</b>	Beddington Heights		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,030 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** Refrigerator x2, Dishwasher, Microwave Hood Fan x2, Electric range, Electric Cooktop, Washer x2, Dryer x2

{OPEN HOUSE - 11 JAN, SUNDAY 2PM-4PM} FULLY RENOVATED!! IN BEDDINGTON HEIGHTS!! ILLEGAL SUITE BASEMENT!! SEPARATE LAUNDRY!! UPGRADES INCLUDE: NEW WINDOWS, NEW ROOF, NEW FASCIA, NEW GUTTERS, NEW FENCE, NEW HOT WATER TANK!! OVER 1900+ SQFT OF LIVING SPACE!! 5 BED 2 BATH!! Step inside to a bright, open-concept main floor where the living area, dining space, and kitchen flow seamlessly together. The kitchen features a sleek island, modern cabinetry, and stainless steel appliances &mdash; perfect for everyday living. This level offers 3 comfortable bedrooms, a 4pc bath, main-floor laundry, and a PRIMARY BEDROOM WITH ITS OWN BALCONY &mdash; a rare and special touch! Heading to the lower level, you'll find a spacious illegal suite with a private separate entrance. This includes a full kitchen, large rec room, 2 bedrooms, a 4pc bath, and its own laundry. A home that&rsquo;s renovated, smartly designed, and ready to live in &mdash; a perfect blend of comfort, style, and income potential!!