



8420 Centre Street NE  
Calgary, Alberta

MLS # A2286091



**\$548,800**

**Division:** Beddington Heights

**Type:** Residential/Duplex

**Style:** Attached-Side by Side, Bi-Level

**Size:** 1,030 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 5 **Baths:** 2

**Garage:** Off Street

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, Back Yard

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stucco

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** See Remarks, Separate Entrance

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

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 — perfect for everyday living. This level offers 3 comfortable bedrooms, a 4pc bath, main-floor laundry, and a PRIMARY BEDROOM WITH ITS OWN BALCONY — 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's renovated, smartly designed, and ready to live in — a perfect blend of comfort, style, and income potential!!