8510 Centre Street NE
Calgary, Alberta

MLS # A2292127

$515,000

Division:	Beddington Heights
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow

Size:	883 sq.ft.	**Age:**	1981 (45 yrs old)
Beds:	4	**Baths:**	2

Garage:	Off Street
Lot Size:	0.06 Acre
Lot Feat:	Back Lane, Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	Downstairs: Fridge, Stove, Microwave Hoodfan, Dishwasher. Shed

Open House - Sunday March 15th 12-2pm Hey Y'all! Welcome to this fully finished bungalow-style duplex located in the desirable community of Beddington! The main level offers a bright and functional layout with three comfortable bedrooms and a full bathroom, perfect for families or those seeking convenient single-level living.   The fully developed illegal basement suite adds excellent additional space, featuring one bedroom, a full bathroom, a separate kitchen and a shared laundry area. Currently occupied by tenants, this is an excellent opportunity for supplemental income. Outside, you’ll find a spacious backyard complete with a shed for extra storage, ideal for gardening, hobbies, or relaxing outdoors. Conveniently located close to transit, shopping, golf, Nose Hill Park, easy access to the airport and Deerfoot Trail and a straight shot to downtown via Centre St, his home offers both comfort and accessibility in a well-established neighbourhood!   Whether you’re a first-time buyer, investor, or looking to downsize without sacrificing space, this Beddington duplex is a fantastic opportunity to call home. Don't miss, book your showing today!