



**6317 Centre Street
Calgary, Alberta**

MLS # A2292616



\$489,000

Division:	Huntington Hills		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,000 sq.ft.	Age:	1962 (64 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s)		

Inclusions: Basement: Refridgerator, Electric Stove, Range Hood, Dryer, Washer, Window Coverings

Bungalow-style duplex featuring a fully renovated main floor and a separate illegal suite in the basment with its own entrance. The main level offers approximately 1,000 sq ft with 3 bedrooms, 2 full bathrooms, a bright living area, and an laundry room. The renovated kitchen showcases beautiful cabinetry and stone countertops, with a completed dishwasher rough-in for easy installation. The home also includes a front deck with railing and wide steps, adding great curb appeal and a welcoming entry. The lower level includes a illegal suite with a private entrance, 2 large bedrooms, 1 full bathroom, a kitchen with dining area, and its own laundry room. The lower unit is currently rented to a family who will be vacating by April 20, 2026. The property provides two rear parking stalls off the back lane. The location is close to the future Green Line LRT, with schools, Superstore, medical clinic, bank, library, and recreation centre all within walking distance.