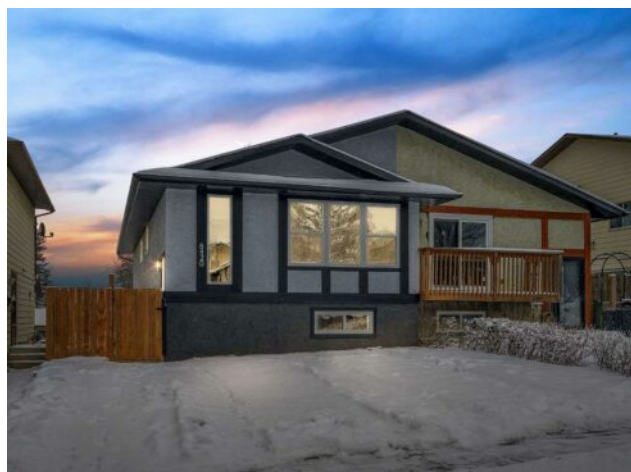


**8420 Centre Street NE
Calgary, Alberta**

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!!