



# 3812 Centre A Street Calgary Alberta

\$874,900

open-concept layout filled with natural light from large windows. The living room, complete with an elegant electric fireplace, flows effortlessly into the dining area and gourmet kitchen. With white cabinetry, quartz countertops, stainless steel appliances, and a large central island, the kitchen is perfect for casual meals and entertaining. Upstairs, you'll find a versatile bonus room, ideal for family gatherings or a home office. This floor also boasts a second living room area, upper-level laundry, and 3 well-sized bedrooms, including the primary suite. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite for your private retreat. The fully finished walk-out basement adds even more value, offering a legal suite with a separate entrance. It includes a modern kitchen, living room, 3-piece bathroom, and an additional bedroom--ideal for generating rental income, accommodating extended family, or hosting guests. Located on a quiet street with easy access to schools, shopping, and public transit, and just minutes from downtown, this home provides the perfect balance of style, space, and convenience. With a double attached garage and a large driveway, parking for multiple vehicles is no issue. Don't miss this incredible opportunity--schedule your private showing today! (id:6769)

- Living room 13.58 Ft x 10.75 Ft
- Bedroom 10.00 Ft x 14.00 Ft
- 3pc Bathroom 19.08 Ft x 7.17 Ft
- Living room 13.83 Ft x 10.50 Ft
- Kitchen 10.42 Ft x 15.42 Ft
- Dining room 13.33 Ft x 7.83 Ft
- 2pc Bathroom 5.92 Ft x 4.50 Ft

- Bonus Room 12.83 Ft x 10.17 Ft
- Primary Bedroom 12.83 Ft x 16.08 Ft
- Bedroom 11.92 Ft x 11.25 Ft
- Bedroom 10.50 Ft x 13.08 Ft
- 4pc Bathroom 8.00 Ft x 4.92 Ft
- 4pc Bathroom 8.25 Ft x 10.42 Ft

Listing Presented By:



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