



## 8416 Centre Street Calgary Alberta

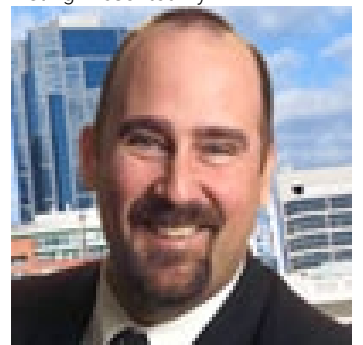
\$498,888

Fantastic FULLY FINISHED 1/2 Duplex WITH ILLEGAL SUITE! & AWESOME LOCATION block away from Beddington Town Center shopping mall & steps from park & transit. Large Bi-Level with separate Entrance., 3 good sized bedrooms on main floor with own laundry room. Full updated 4pce bath, bright Kitchen with Eating bar, & Big Living room with Fireplace off patio doors to West Balcony. Large dining area & Hardwood style Laminate up with Newer Luxury Vinyl Plank down stairs. Other Great UPGRADES including Tankless hot water, Central Air Conditioning, upgraded Furnace, Water Softener, & upgraded kitchen counter & sink in Lower Suite,! Lower suite developed with 2 bedrooms, 4 pce. Bath, 2nd Laundry station with WASHER/DRYER Combo unit, updated kitchen again with huge Dining area & FAMILY ROOM ALL WIDE OPEN Making this a beautiful suite. Poured concrete sidewalk with fenced & landscaped backyard. 2 Car front concrete Parking pad with additional Rear parking. Turn Key & potential for investment. (id:6769)

Kitchen 11.67 Ft x 9.92 Ft  
Family room 18.08 Ft x 9.25 Ft  
Dining room 13.00 Ft x 9.00 Ft  
Bedroom 13.50 Ft x 9.25 Ft  
Bedroom 11.75 Ft x 7.58 Ft  
4pc Bathroom 9.83 Ft x 5.50 Ft  
Furnace 6.00 Ft x 5.75 Ft  
Kitchen 11.17 Ft x 10.42 Ft

Living room 20.25 Ft x 11.25 Ft  
Dining room 10.92 Ft x 9.42 Ft  
Primary Bedroom 11.83 Ft x 10.50 Ft  
Bedroom 9.83 Ft x 8.17 Ft  
Bedroom 8.50 Ft x 7.17 Ft  
3pc Bathroom 9.42 Ft x 6.00 Ft  
Foyer 7.00 Ft x 4.33 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.darrencameron.ca/>

**RE/MAX Realty Professionals**

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