



# 8510 Centre Street Calgary Alberta

\$515,000

**\*\*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! (id:6769)

4pc Bathroom 9.67 Ft x 5.33 Ft  
Bedroom 12.75 Ft x 9.25 Ft  
Den 8.67 Ft x 9.25 Ft  
Kitchen 8.67 Ft x 11.00 Ft  
Laundry room 9.42 Ft x 11.42 Ft  
Living room 15.08 Ft x 8.83 Ft  
Furnace 9.67 Ft x 5.17 Ft

4pc Bathroom 7.58 Ft x 4.92 Ft  
Bedroom 7.50 Ft x 12.67 Ft  
Bedroom 8.00 Ft x 9.00 Ft  
Kitchen 15.67 Ft x 9.92 Ft  
Living room 15.33 Ft x 12.33 Ft  
Primary Bedroom 11.42 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca