



GRASSROOTS
REALTY GROUP

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8320 Centre Street NE
Calgary, Alberta

MLS # A2321402



\$514,900

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,128 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: Negotiable

LOCATION! LOCATION! LOCATION! Don't miss out on the opportunity to own a fantastic, beautiful home in the highly desirable Beddington Heights! Move-in ready and FULLY RENOVATED, this lovely two-storey duplex is ideal for family living and offers over 1,600 sqft of developed living space. The home features 3 bedrooms, 2 full & 1 half bathrooms, and a practical layout designed for comfort and functionality. The main floor includes added convenience with two pantry closets, plus a front entry closet when you walk in. The upper level features a convenient Jack & Jill bathroom, while double-pane windows help enhance comfort and efficiency. Fabulous BASEMENT! The fully developed basement offers a good-sized recreation room with an ensuite bathroom, making it ideal for family use or potential extra bedroom space. An additional room in the basement can also be used as a home office or den. Recent updates include roof shingles replaced less than 1 year ago and a newly replaced hot water tank, adding extra value and peace of mind. Located close to schools, parks, playgrounds, shopping, and public transit, this home combines style, space, storage, and everyday convenience. Don't wait — **Take the 3D tour** and see for yourself just how magnificent this home truly is! Call your favourite Realtor to book a showing today!