



THE
A-TEAM

**RE/MAX
FIRST**

8332 CENTRE Street, Calgary T3K 1Y1

MLS®#: **A2179598**

Area: **Beddington Heights**

Listing Date: **11/15/24**

List Price: **\$569,000**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 16-Dec**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

889

Year Built:

1980

Low Sqft:

Lot Information

Ttl Sqft:

889

Lot Sz Ar:

2,421 sqft

Lot Shape:

DOM

36

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow,Side by

Side

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Cul-De-Sac

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Vinyl Siding

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked

Int Feat:

Kitchen Island,Open Floorplan,Separate Entrance

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`5" x 4`11"	Bedroom	Main	7`10" x 9`1"
Bedroom	Main	7`6" x 12`11"	Foyer	Main	5`11" x 6`3"
Kitchen	Main	15`7" x 10`2"	Living/Dining Room Combination	Main	13`3" x 14`4"
Laundry	Main	3`0" x 2`10"	Bedroom - Primary	Main	11`5" x 9`7"
Bedroom	Basement	12`4" x 7`10"	Bedroom	Basement	8`11" x 14`10"
4pc Bathroom	Basement	4`11" x 8`5"	Laundry	Basement	5`0" x 3`4"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7910500

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this newly renovated Bungalow situated on a quiet cut de sac. All new updates done to this home inside and out including roof, siding and windows. Offering a spacious living room and functional open concept kitchen with all new cabinets, backsplash, counter tops and brand new appliances. Stunning new upgrades throughout the main with 3 bedrooms, a full bathroom and conveniently located stack laundry. The lower level illegal suite features 2 good sized bedrooms, full laundry and a wonderfully upgraded full bathroom and kitchen. There is a separate entrance to the basement for your convenience, along with extra parking in the back lane. Stepping outside the yard offers great views and tons of sunlight. Located within walking distance are a variety of amenities including grocery stores, restaurants and medical. This home is a must see!

Inclusions:
Property Listed By:

N/A
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











