



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

**78**

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

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**

















