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8335 Centre Street NW
Calgary, Alberta

MLS # A2341542

$450,000

Division:	Beddington Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,016 sq.ft.	**Age:**	1979 (47 yrs old)
Beds:	4	**Baths:**	2
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Metal Frame, Wood Frame, Wood Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: none

Welcome to 8335 Centre Street N in the established community of Beddington Heights, an exceptionally well-maintained, extensively renovated NO CONDO FEE half duplex bi-level with 4 bedrooms, 2 full bathrooms, a single attached garage and a massive lot. With over 1,000 sq. ft. above grade, this home makes excellent use of every square foot. The main level offers 3 bedrooms and a full bathroom, while the fully developed lower level adds a 4th bedroom, another full bathroom and additional living space, ideal for families, first-time buyers, down-sizers or investors. Large windows bring in abundant natural light for a warm, homey feel throughout. Long-time owners have meticulously maintained and continually upgraded this home. Major updates include basement flooring (2019), roof (2022), main-floor flooring (2022), main-floor bathroom (2022), ceiling insulation (2022), security cameras (2022), smoke detectors (2022), all new windows and interior/garage doors (2023), eavestroughs (2025), backyard fencing (2025), and exterior concrete stairs, foundation work and hand railing (2026). The fridge and stove are brand new, the furnace (2010) was recently serviced, the hot water tank dates to 2017, and the washer/dryer are from 2011. Outside, enjoy a front attached single garage with extra driveway parking and an oversized backyard with plenty of room to landscape, garden, entertain or add a play area. Beddington Heights is a mature NW community with established streets, parks and pathways. You're steps from the Centre Street corridor, with Beddington Towne Centre, Calgary Co-op, groceries, restaurants, pharmacies and banking nearby. Beddington Heights School and St. Bede Elementary are within the community, with more schools close by. Enjoy easy access to Nose Hill Park, Nose Creek pathways and neighbourhood green spaces, plus excellent transit

along Centre Street. Quick access to Beddington Trail, Deerfoot Trail, 14 Street and Country Hills Boulevard makes commuting simple. Fully renovated, filled with natural light and set on a large lot with an attached garage, this is one of the best value opportunities in Beddington Heights. Move in and enjoy a home where the major work is already done, with space and yard left to make it your own.

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