

# \$518,888 - 8416 Centre Street Ne, Calgary

MLS® #A2256449

**\$518,888**

5 Bedroom, 2.00 Bathroom, 1,132 sqft  
Residential on 0.07 Acres

Beddington Heights, Calgary, Alberta

Fantastic FULLY FINISHED 1/2 Duplex WITH ILLEGAL SUITE! & AWESOME LOCATION block away from Beddington Town Center shopping mall & steps from park & transit. Large Bi-Level with separate Entrance., 3 good sized bedrooms on main floor with own laundry room. Full updated 4pce bath, bright Kitchen with Eating bar, & Big Living room with Fireplace off patio doors to West Balcony. Large dining area & Hardwood style Laminate up with Newer Luxury Vinyl Plank down stairs. Other Great UPGRADES including Tankless hot water, Central Air Conditioning, upgraded Furnace, Water Softener, & upgraded kitchen counter & sink in Lower Suite,! Lower suite developed with 2 bedrooms, 4 pce. Bath, 2nd Laundry station with WASHER/DRYER Combo unit, updated kitchen again with huge Dining area & FAMILY ROOM ALL WIDE OPEN Making this a beautiful suite. Poured concrete sidewalk with fenced & landscaped backyard. 2 Car front concrete Parking pad with additional Rear parking. Turn Key & potential for investment.

Built in 1981

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2256449  |
| Price     | \$518,888 |
| Bedrooms  | 5         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,132                  |
| Acres          | 0.07                   |
| Year Built     | 1981                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8416 Centre Street Ne |
| Subdivision | Beddington Heights    |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3K 1Y1               |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Parking Spaces | 3                                                               |
| Parking        | Alley Access, Concrete Driveway, Off Street, Parking Pad, Stall |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Smoking Home, Separate Entrance, Tankless Hot Water                                           |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Washer/Dryer, Window Coverings, Water Softener |
| Heating           | Forced Air                                                                                                      |
| Cooling           | Central Air                                                                                                     |
| Fireplace         | Yes                                                                                                             |
| # of Fireplaces   | 1                                                                                                               |
| Fireplaces        | Brick Facing, Living Room, Mantle, Wood Burning                                                                 |
| Has Basement      | Yes                                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                           |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Playground, Private Yard            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Metal Siding, Wood Frame                     |

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 11th, 2025  
Days on Market        27  
Zoning                      R-CG

**Listing Details**

Listing Office            CIR Realty

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