

6, 6819 Centre Street NW
Calgary, Alberta

MLS # A2173651



\$219,000

Division:	Huntington Hills		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	714 sq.ft.	Age:	1973 (51 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating: Forced Air

Floors: Vinyl Plank

Roof: Tar/Gravel

Basement: Full, Unfinished

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 574

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: None

Discover this perfect home for a START-UP Family, Couple, or INVESTMENT opportunity under \$220K that offers much more than its size suggests. Conveniently located on Centre Street, this home provides EASY ACCESS to multiple bus routes that take you directly to the city center in just minutes. Enjoy the CONVENIENCE OF BEING STEPS AWAY from daily necessities with a 5-minute WALK to Real Canadian Superstore, a liquor store, Thornhill Aquatic & Recreation Centre, Judith Umbach Library, playgrounds, a skate park, tennis/pickleball courts, and nearby schools including John G. Diefenbaker High School, Sir John A. Macdonald School, and St. Helena School. ****In just a 5-MINUTE DRIVE, you can access Hunterhorn Shopping Centre, Deerfoot City, Beddington Towne Centre, Nose Hill Park, and Nose Creek Park. Major roads like 14th Street, Centre Street, Beddington Blvd, as well as Stoney Trail and Highway 2, are easily accessible. ****Beyond the desirable location, this home was RENOVATED in 2021, featuring fresh paint, luxury vinyl flooring, quartz countertops, and brand-new stainless steel appliances. The unique 4-split-level layout provides FLEXIBILITY, with patio and balcony doors that allow ample natural light and connect seamlessly to outdoor areas. ****UPON ENTERING, the foyer greets you with stylish vinyl flooring leading to an open kitchen with a quartz island offering extra storage, and a dining area that opens to a cozy patio and garden—perfect for growing your favorite vegetables and flowers or enjoying a quiet retreat. The MAIN LEVEL also includes a convenient laundry area. A few steps up take you to a 4-piece bathroom and a spacious living room on the 3rd LEVEL, which overlooks the courtyard and Centre Street from the balcony. This space can easily be converted into a home office or mini gym. On the UPPER

LEVEL, you'll find the primary bedroom, complete with a private ensuite ½ bath for added convenience. ****This thoughtfully designed home combines an UNBEATABLE location with proximity to Grade K-12 schools, shopping centers, recreational facilities, and beautiful parks—offering the perfect balance of COMFORT and ACCESSIBILITY. ****Call today to schedule a viewing!