

\$219,000 - 6, 6819 Centre Street Nw, Calgary

MLS® #A2173651

\$219,000

1 Bedroom, 2.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Huntington Hills, Calgary, Alberta

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 gardenâ€”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 parksâ€”offering the perfect balance of COMFORT and ACCESSIBILITY. ****Call today to schedule a viewing!

Built in 1973

Essential Information

MLS® #	A2173651
Price	\$219,000
Sold Price	\$218,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	714
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	6, 6819 Centre Street Nw
---------	--------------------------

Subdivision	Huntington Hills
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K5C4

Amenities

Amenities	Other
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Window Coverings, Electric Range, Range Hood, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Other
Roof	Tar/Gravel
Construction	Wood Frame, Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 12th, 2024
Days on Market	25
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	WExcel
----------------	--------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.