

# **\$649,900 - 3911 Centre A Street Ne, Calgary**

MLS® #A2207159

## **\$649,900**

5 Bedroom, 2.00 Bathroom, 1,029 sqft  
Residential on 0.14 Acres

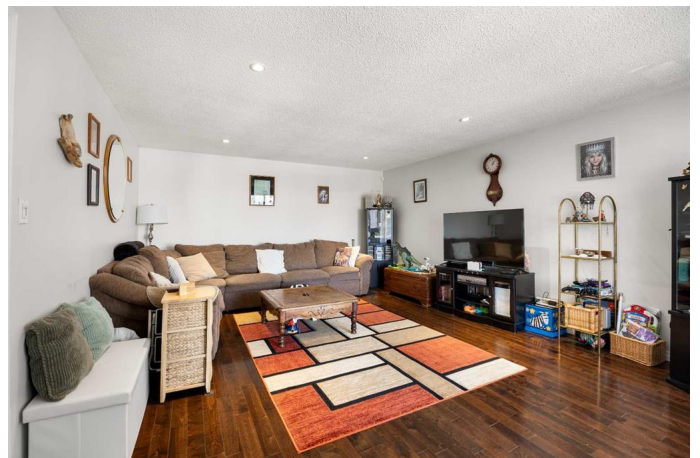
Highland Park, Calgary, Alberta

Builder's and Investor's Alert!!! This Full size lot in Highland Park is great for future development and you can hold this as Investment property, 3 bedrooms up and 2 bedroom Legal Suite down. Currently rented to one family at \$2100.

The Main Level features a bright East-Facing spacious Living Room that welcomes natural light throughout the day. The Dining Room is cozy and ideal for shared meals or hosting guests. The functional and newer Kitchen is equipped with Quartz Countertops and Stainless Steel Appliances. Three good-sized Bedrooms offer comfort and versatility.

The Walk-Out Basement is fully finished with a Legal Suite. The suite includes its own Kitchen and a comfortable Living Room, creating a private and functional living space with excellent rental income potential. Two additional generous-sized Bedrooms offer flexibility for guests, tenants or extended family. A 3 Piece Bath and Basement Laundry complete this level, adding convenience to everyday living. Newer upgrades include the furnace and Tankless Water tank.

Enjoy a Fully Fenced and Landscaped Backyard with a Fire Pit, perfect for outdoor relaxation and gatherings. Located close to a Clubhouse, Golf Course, Parks and Playgrounds. This house also offers convenient access to nearby Schools and



Shopping for everyday essentials. Don't miss out !

Built in 1907

### Essential Information

MLS® #	A2207159
Price	\$649,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.14
Year Built	1907
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3911 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A7

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features	Fire Pit
Lot Description	Back Lane, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	36
Zoning	R-CG

**Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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