\$699,000 - 4412 Centre A Street Ne, Calgary

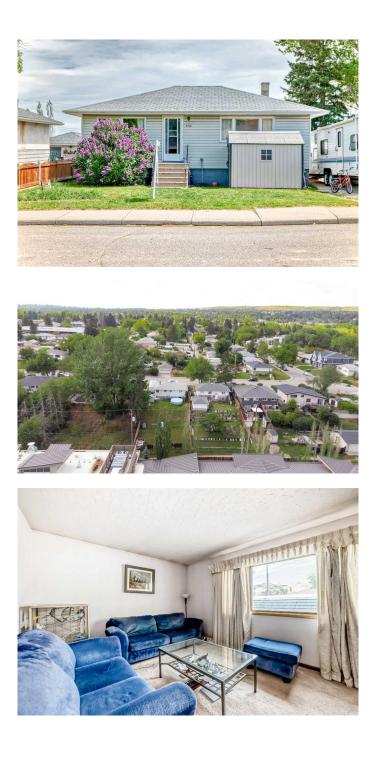
MLS® #A2223111

\$699,000

3 Bedroom, 2.00 Bathroom, 890 sqft Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Hello, Gorgeous! Whether you're looking to live, renovate, or redevelop, this incredible opportunity in Highland Park is one you don't want to miss. Situated on a spacious 50' x 130' R-CG zoned lot, this property offers exceptional potential for a variety of buyers. The existing home could be updated to reflect your personal style, making it perfect for someone wanting to live in a well-located, mature inner-city community. Or, if you're looking for a project, the lot's gentle slope and rear lane access offer ideal conditions for a walk-out basement and custom new build. With R-CG zoning, the door is also open for developers to explore multi-unit projects, such as townhomes or stylish infills. The flexibility of the land use combined with the size of the lot gives you plenty of options to maximize its potential. Located close to downtown, schools, parks, transit, and the future Green Line LRT, this is a vibrant area poised for continued growth. Whether you're settling in, starting fresh, or building for the futureâ€"this is a chance to be part of something special. Don't miss outâ€"reach out today and discover the possibilities!



Built in 1956

Essential Information

MLS® #	A2223111
Price	\$699,000

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.15
Year Built	1956
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Ne

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	See Remarks	
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Wind Coverings	WO
Heating	Forced Air	
Cooling	None	
Has Basement	Yes	
Basement	Finished, Full	
Exterior		

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Rectangular
	Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date ListedMay 21st, 2025Days on Market45ZoningR-CG

Listing Details

Listing Office Royal LePage Benchmark

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