

\$829,000 - 4412 Centre A Street Ne, Calgary

MLS® #A2166242

\$829,000

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Hello, Gorgeous! Prime Development Opportunity in Highland Park, Calgary! This R-CG zoned 50' x 130' lot (100' x 130' if purchased with 4416 Centre A St NE) is ideal for developers, offering the potential for up to 9 units. Located on a sloped lot, potential for walk-out basements, and backing onto a lane, it's set in a growing community near the future Green Line LRT. Enjoy easy access to downtown, parks, top schools, and transit. This flexible zoning allows for a range of builds, from townhomes to infills. Don't miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2166242 |
| Price | \$829,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 890 |
| Acres | 0.15 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |



Community Information

| | |
|-------------|-------------------------|
| Address | 4412 Centre A Street Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3B1 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 2 |
| Parking | Driveway, Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| 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 Listed | September 16th, 2024 |
| Days on Market | 241 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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