# \$950,000 - 4416 Centre A Street Ne, Calgary

MLS® #A2166292

#### \$950,000

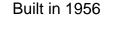
3 Bedroom, 2.00 Bathroom, 874 sqft Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Hello, Gorgeous! Prime Development Opportunity in Highland Park, Calgary! This R-CG zoned  $50\hat{a} \in \mathbb{T}^{M} \times 130\hat{a} \in \mathbb{T}^{M}$  lot  $(100\hat{a} \in \mathbb{T}^{M} \times 130\hat{a} \in \mathbb{T}^{M}$  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 $\hat{a} \in \mathbb{T}^{M}$ 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 $\hat{a} \in \mathbb{T}^{M}$ t miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)







#### **Essential Information**

MLS® #	A2166292
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	874
Acres	0.15
Year Built	1956
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



### **Community Information**

Address	4416 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3B1

# Amenities

Parking Spaces	1
Parking	Off Street, Single Garage Detached
# of Garages	1

#### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

# Exterior

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

#### **Additional Information**

Date Listed	September 16th, 2024
Days on Market	209
Zoning	R-C2

# **Listing Details**

Listing Office Royal LePage Benchmark

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