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

MLS® #A2166292

\$950,000

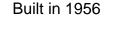
3 Bedroom, 2.00 Bathroom, 874 sqft Residential on 0.15 Acres

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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