

\$400,000 - 4324 Centre A Street Ne, Calgary

MLS® #A2180625

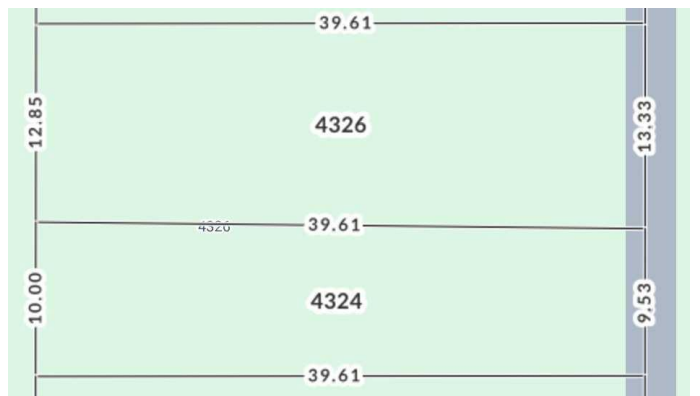
\$400,000

3 Bedroom, 2.00 Bathroom, 815 sqft
Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Must be sold with the attached unit 4326. Total sale price for both units is \$1,200,000.

Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!



Built in 1957

Essential Information

| | |
|------------|-----------|
| MLS® # | A2180625 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |

| | |
|----------------|------------------------|
| Square Footage | 815 |
| Acres | 0.10 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 4324 Centre A Street Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3B1 |

Amenities

| | |
|---------|------|
| Parking | None |
|---------|------|

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | November 22nd, 2024 |
| Days on Market | 140 |
| Zoning | R-CG |

Listing Details

Listing Office Real Estate Professionals Inc.

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