# \$800,000 - 4326 Centre A Street Ne, Calgary

MLS® #A2180650

### \$800,000

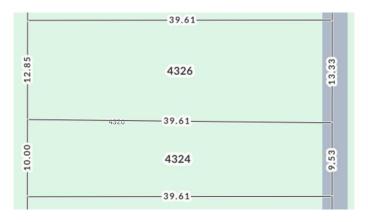
3 Bedroom, 2.00 Bathroom, 820 sqft Residential on 0.13 Acres

Highland Park, Calgary, Alberta

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® #
 A2180650

 Price
 \$800,000

 Bedrooms
 3

 Bathrooms
 2.00

 Full Baths
 2

820

Acres 0.13

Square Footage

Year Built 1957

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

Status Active

# **Community Information**

Address 4326 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 Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Private

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed November 22nd, 2024

Days on Market 148
Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.