

# \$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         |
| Square Footage | 820       |
| Acres          | 0.13      |

|            |                        |
|------------|------------------------|
| 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 | 137                 |
| Zoning         | R-CG                |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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