

# \$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' x 130' lot (100' x 130' 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'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't miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)

Built in 1956

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2166292    |
| Price          | \$950,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 874         |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | 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 | 236                  |
| Zoning         | R-C2                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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.