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

MLS® #A2180650

### \$800,000

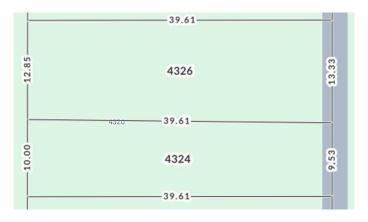
3 Bedroom, 2.00 Bathroom, 820 sqft Residential on 0.13 Acres

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 159

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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