

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

MLS® #A2180625

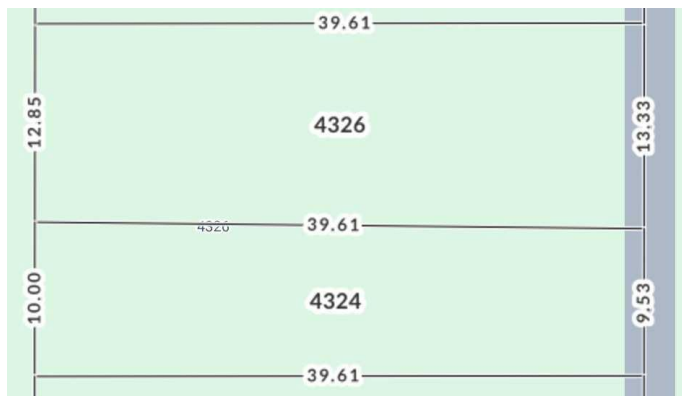
## \$400,000

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 | 155                 |
| Zoning         | R-CG                |

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.