

# \$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	250
Zoning	R-C2

## Listing Details

Listing Office	Royal LePage Benchmark
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