



THE
A-TEAM

**RE/MAX
FIRST**

3414 CENTRE Street, Calgary T2E 2X8

MLS® #: **A2123280**

Area: **Highland Park**

Listing Date: **04/20/24**

List Price: **\$629,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**
Lot Information
Lot Sz Ar: **5,059 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **852**
Low Sqft:
Ttl Sqft: **852**

DOM

29
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Triangular Lot,Interior Lot,Level,Sloped Down**
Park Feat: **Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Range Hood,Refrigerator,Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`6" x 12`0"
Bedroom	Main	14`0" x 10`0"
4pc Bathroom	Main	5`0" x 7`0"
Living Room	Main	12`0" x 10`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`0" x 12`0"
Bedroom	Lower	15`0" x 8`0"
4pc Bathroom	Lower	5`0" x 10`0"
Kitchen With Eating Area	Main	12`0" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

3674S

Remarks

Pub Rmks: **Solid bungalow for Investor/Homeowner and Builder, Zoned MC-1 (42'x120'), Development Approved for a 4-plex - Saving Time and Money! This sought-after location along the future Green Line on Centre ST North - OPTIONS - Solid 4 bedrooms and 2 baths, potential for basement suite subject to the city's approval and permitting OR has already received conditional approval for a 4-plex development. DESIGN PLANS are Included - Each unit is approximately 1200 sq. feet, with 3 bedrooms and a rooftop patio (optional plan for a main level bedroom with full baths, two large bedrooms with two full baths on the upper level, rooftop patio - design ideal for share housing). With the Development Permit in place, you may start the Building Permit application immediately. The solid bungalow is ideal as a holding property if not ready to build. The main level has a bright and spacious living room, a large kitchen with an eating area, a large primary bedroom, a second bedroom, and a 4-piece bath. The basement with a separate back entrance has two additional bedrooms and a 4 piece bath. The property was recently painted and also been updated throughout the year; furnace 2016, hot water tank 2019, roof shingle and attic insulation 2020, and underground sewer line upgrade 2020. Call your favourite Realtor for this great property!**

Inclusions:
Property Listed By: **n/a**
First Place Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



