



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**4220 CENTER A Street, Calgary T2E2Y9**

MLS® #: **A2124980**

Area: **Highland Park**

Listing Date: **04/26/24**

List Price: **\$818,000**

Status: **Active**

County: **Calgary**

Change: **-\$61k, 11-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**

Lot Information

Lot Sz Ar: **5,801 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,034**

Low Sqft:

Ttl Sqft: **1,034**

DOM

**23**

Layout

Beds: **3 (3 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Lane,Corner Lot**

**Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Stucco,Wood Frame**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dryer,Refrigerator,Stove(s),Washer**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`7" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`10" x 8`7"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 8`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`9" x 6`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>6`8" x 5`6"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**6482GN**

Remarks

Pub Rmks: **Attention investors! This is your chance to own a highly sought-after corner lot in the heart of Highland Park. With R-C2 zoning and potential for increased zoning, this property is bursting with potential for redevelopment or as a revenue-generating asset. Location, Location, Location: Situated in the desirable Highland Park community, this property is close to amenities, schools, parks, and transit options. Zoning Potential: Currently zoned R-C2, with the possibility of rezoning for further development, making it ideal for future multi-family or mixed-use projects. Corner Lot: This spacious corner lot offers flexibility in design and ample space for creative development ideas. Income Potential: The property features a 3-bedroom suite on the upper level and a 3-bedroom illegal suite in the basement, complete with a separate entrance. A perfect setup for rental income while you plan your redevelopment. Current Lease: The current tenant agreement runs through August, providing immediate revenue with room for extension or new leases. Act fast to secure this opportunity! With its ideal location and numerous development possibilities, this property is sure to attract significant interest. Don't miss out on this unique chance to invest in Highland Park. Contact us today for more information and to schedule a viewing!**

Inclusions:  
Property Listed By: **N/A  
TrustPro Realty**

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



