



THE
A-TEAM

**RE/MAX
FIRST**

3310 CENTRE Street, Calgary T2E 2X8

MLS®#: **A2135831**

Area: **Highland Park**

Listing Date: **06/11/24**

List Price: **\$850,000**

Status: **Active**

County: **Calgary**

Change: **+\$51k, 15-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**
Lot Information
Lot Sz Ar: **5,995 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **943**
Low Sqft:
Ttl Sqft: **943**

DOM

19
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Detached,Insulated,Oversized,Parking Pad,See Remarks**

Utilities and Features

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

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
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>
Kitchen	Main	13`0" x 10`2"	Dining Room	Main	9`5" x 6`11"
Living Room	Main	14`6" x 13`6"	Bedroom	Main	10`8" x 11`5"
4pc Bathroom	Main	6`4" x 6`4"	Bedroom - Primary	Main	11`1" x 11`6"
Walk-In Closet	Main	3`11" x 5`0"	Entrance	Main	3`10" x 6`1"
Laundry	Main	3`3" x 3`4"	Kitchenette	Basement	14`5" x 10`4"

4pc Bathroom
Game Room
Bedroom

Basement
Basement
Basement

10`2" x 4`5"
25`7" x 9`7"
12`10" x 10`10"

Storage
Bedroom
Workshop
Legal/Tax/Financial

Basement
Basement
Main

3`9" x 10`10"
10`2" x 4`5"
23`0" x 23`0"

Title:
Fee Simple
Legal Desc:

3674S

Zoning:
M-C1

Remarks

Pub Rmks: **Rare Find for Developers, Investors, and Home Business Owners!! - Unlock the potential of this exceptional property, perfect for various income opportunities and situated in a prime location which is easy access to downtown, all major roads, and highways. This bungalow is set on a 50ft x 120ft M-C1 lot, a multi-residential designation ideal for 3 to 4 storey apartment buildings and townhouses. It highlights (1) 1800 sq ft of total living space featuring 2 spacious bedrooms, a full bathroom, a living room, and a kitchen on the main level; (2) a DEVELOPED BASEMENT with a separate entrance offering 2 additional bedrooms, a full bathroom, a kitchenette, and a huge family room. This setup provides privacy and versatility for extended family living or a home office space; (3) AMPLE PARKING with 2 parking stalls in the front yard, additional 3-car parking space on the driveway, and a double insulated garage at the alley; (4) a secured and heated GARAGE workshop with large windows, situated above the double garage, offers additional storage or can be used as a home business office, yoga studio, home care space, or workshops. The upcoming LRT Green Line increases the land value and provides fast and frequent transit service connecting to hundreds of key destinations throughout the city. Don't miss out on this rare opportunity to invest in a property with versatile uses for Land Redevelopment, A Small Home Business, Rental Investment Opportunity, or a Principal Home. Contact Today to schedule a viewing and explore the endless possibilities this unique property has to offer.**

Inclusions:
Property Listed By:

None
WExcel

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



