



THE
A-TEAM

**RE/MAX
FIRST**

4107 CENTRE Street, Calgary T2E 2Y6

MLS®#: **A2147696**

Area: **Highland Park**

Listing **07/19/24**

List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$50k, 02-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **6,479 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Off Street**

DOM

59
Layout
Beds: **5 (3 2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **See Remarks**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
Living Room	Main	13`5" x 9`2"
Bedroom	Main	14`6" x 10`7"
Bedroom	Main	11`6" x 10`6"
Bedroom	Suite	10`8" x 94`0"
4pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	13`8" x 11`8"
Bedroom	Main	14`6" x 10`7"
Bedroom	Suite	14`2" x 10`3"
Kitchen	Suite	13`5" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5422GK

Zoning:
M-X1

Remarks

Pub Rmks: **Exceptional opportunity for developers excellent location! Two side-by-side, M-X1 zoned, houses total 13000sqft land (100x130 feet). Can build multifamily building with main floor commercial. Rented up and down. Lower level features illegal suite with separate entrances. Upstairs, discover hardwood floors, three spacious bedrooms, a living room, dining room, and a large kitchen. Conveniently situated within walking distance to a convenience store, Tim Hortons, bus stop, church, school, and parks, this location offers all amenities nearby. This listing must be sold with 4107 Centre Street for a total asking price of \$2,199,800. Do not miss this opportunity**

Inclusions: **none**

Property Listed By: **RE/MAX Real Estate (Central)**

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