



THE
A-TEAM

**RE/MAX
FIRST**

4111 CENTRE Street, Calgary T2E 2Y6

MLS®#: **A2147702**

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: **6,490 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Off Street**

Finished Floor Area

Abv Sqft: **1,119**
Low Sqft:
Ttl Sqft: **1,119**

DOM

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

Parking

Ttl Park: **4**
Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet**
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`7" x 12`1"
Bedroom	Main	11`8" x 9`8"
Bedroom	Main	11`4" x 9`5"
Bedroom	Suite	11`4" x 9`5"

Room	Level	Dimensions
Kitchen	Main	11`8" x 9`8"
Bedroom	Main	11`4" x 9`5"
Bedroom	Suite	10`1" x 7`5"
4pc Bathroom	Main	8`0" x 5`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

M-X1

Legal Desc:

5422GK

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