

## 4008 CENTRE A Street, Calgary T2E 3A8

MLS®#: A2157217 **Highland Park** Listing 08/12/24 List Price: \$699,900 Area:

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: City/Town: Calgary

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

Residential Detached

1908

5,575 sqft

Ttl Sqft:

DOM

100 **Layout** 

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

<u>Parking</u>

Ttl Park: 2

Garage Sz:

Access:

13`0" x 12`9"

Back Yard, Landscaped, Sloped Down Lot Feat:

Park Feat: Off Street, Parking Pad

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air, Natural Gas

Sewer:

Ext Feat: **Private Entrance, Private Yard**  Construction:

**Vinyl Siding, Wood Frame** 

Finished Floor Area

1,058

1,058

Abv Saft:

Low Sqft:

Flooring: Laminate, Tile

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Dishwasher, Electric Stove, Range Hood, Refrigerator

**Basement** 

Int Feat: **Separate Entrance** 

**Utilities:** 

**Living Room** 

Room Information

| <u>Room</u>  | <u>Level</u> | <u>Dimensions</u> | <u>Room</u>       | <u>Level</u> | <u>Dimensions</u> |
|--------------|--------------|-------------------|-------------------|--------------|-------------------|
| 4pc Bathroom | Main         | 5`6" x 8`4"       | Bedroom           | Main         | 10`5" x 11`8"     |
| Dining Room  | Main         | 14`6" x 13`8"     | Kitchen           | Main         | 11`4" x 11`8"     |
| Living Room  | Main         | 12`3" x 14`8"     | Bedroom - Primary | Main         | 14`6" x 9`1"      |
| 4pc Bathroom | Basement     | 7`4" x 5`7"       | Bedroom           | Basement     | 12`11" x 9`6"     |
| Bedroom      | Basement     | 13`0" x 9`1"      | Breakfast Nook    | Basement     | 7`4" x 8`10"      |
| Kitchen      | Basement     | 12`6" x 8`7"      | Laundry           | Basement     | 12`7" x 9`6"      |

## Legal/Tax/Financial

Title: Zoning: **Fee Simple** M-C1 7330HA Legal Desc: Remarks Pub Rmks: Good redevelopment possibilities for investor or first time buyer. M-C1 zoning. Welcome to the desirable inner-city community of Highland Park. Located one block from Centre Street and the major transit route to downtown. Illegal suited walkout bungalow. The main floor features 9 ft. ceilings, bright living area, updated kitchen, full bath, and 2 spacious bedrooms. The basement is fully finished with separate entrance features 2 bedrooms, full bath, kitchen and living room. Excellent Holding Property with 2 very rentable units. Live up - rent down, live down rent up, rent both! Some great options for the right buyer. Close to Downtown and major bus routes, schools and shopping. Must see! Inclusions: **Century 21 Bravo Realty** Property Listed By:

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