



THE
A-TEAM

**RE/MAX
FIRST**

4008 CENTRE A Street, Calgary T2E 3A8

MLS®#: **A2157217**

Area: **Highland Park**

Listing Date: **08/12/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1908**

Lot Information

Lot Sz Ar: **5,575 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Landscaped,Sloped Down**
Park Feat: **Off Street,Parking Pad**

DOM

37
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`6" x 8`4"
Dining Room	Main	14`6" x 13`8"
Living Room	Main	12`3" x 14`8"
4pc Bathroom	Basement	7`4" x 5`7"
Bedroom	Basement	13`0" x 9`1"
Kitchen	Basement	12`6" x 8`7"
Living Room	Basement	13`0" x 12`9"

Room	Level	Dimensions
Bedroom	Main	10`5" x 11`8"
Kitchen	Main	11`4" x 11`8"
Bedroom - Primary	Main	14`6" x 9`1"
Bedroom	Basement	12`11" x 9`6"
Breakfast Nook	Basement	7`4" x 8`10"
Laundry	Basement	12`7" x 9`6"

Title: **Fee Simple**
Zoning: **M-C1**
Legal Desc: **7330HA**

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: **n/a**
Property Listed By: **Century 21 Bravo Realty**

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