



THE
A-TEAM

**RE/MAX
FIRST**

3911 CENTRE A Street, Calgary T2E 3A8

MLS®#: **A2159183** Area: **Highland Park** Listing Date: **08/22/24** List Price: **\$625,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1907**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,079**
 Low Sqft:
 Ttl Sqft: **1,079**

DOM
27
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Off Street**

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`3" x 11`6"
Living Room	Main	14`6" x 19`8"
Bedroom	Main	7`1" x 10`11"
Bedroom	Suite	10`11" x 11`0"
Kitchen With Eating Area	Suite	9`7" x 10`9"
Laundry	Basement	9`0" x 10`0"
3pc Bathroom	Suite	

Room	Level	Dimensions
Dining Room	Main	7`11" x 9`3"
Bedroom - Primary	Main	9`9" x 10`3"
Bedroom	Main	7`11" x 8`3"
Bedroom	Suite	9`10" x 14`0"
Living Room	Suite	12`6" x 16`11"
4pc Bathroom	Main	

Title: **Fee Simple**
Zoning: **R-C2**

Legal Desc: **3674S**

Remarks

Pub Rmks: **Welcome to Highland Park! This raised bungalow boasts three spacious bedrooms upstairs, complemented by a modern four-piece bathroom. The main level features stunning hardwood floors, a kitchen adorned with granite countertops and stainless steel appliances, which seamlessly flows into the dining area and a generously sized living room. Downstairs, you'll find a large shared laundry room and a legal two-bedroom suite with its own private entrance, perfect for rental income. The property sits on a sizable lot with great future development potential. Conveniently located near schools and with easy access to Deerfoot Trail, commuting is a breeze.**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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