



THE
A-TEAM

**RE/MAX
FIRST**

4412 CENTRE A Street, Calgary T2E 3B1

MLS®#: **A2166242** Area: **Highland Park** Listing Date: **09/16/24** List Price: **\$950,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1956**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **889**
 Low Sqft:
 Ttl Sqft: **889**

DOM

179
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard,Gentle Sloping,Rectangular Lot,Sloped Down**
 Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	3`7" x 18`4"
4pc Bathroom	Main	6`5" x 6`6"
Dining Room	Main	6`10" x 8`0"
Living Room	Main	17`9" x 11`6"
Bedroom	Basement	9`11" x 8`10"
Other	Basement	9`3" x 5`10"

Room	Level	Dimensions
Bedroom - Primary	Main	11`3" x 11`7"
Kitchen	Main	7`11" x 9`11"
Pantry	Main	2`0" x 1`9"
3pc Bathroom	Basement	9`1" x 4`1"
Family Room	Basement	22`1" x 10`10"
Bedroom	Main	11`2" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5988GT

Zoning:
R-CG

Remarks

Pub Rmks: **Hello, Gorgeous! Prime Development Opportunity in Highland Park, Calgary! This R-CG zoned 50' x 130' lot (100' x 130' if purchased with 4416 Centre A St NE) is ideal for developers, offering the potential for up to 9 units. Located on a sloped lot, potential for walk-out basements, and backing onto a lane, it's set in a growing community near the future Green Line LRT. Enjoy easy access to downtown, parks, top schools, and transit. This flexible zoning allows for a range of builds, from townhomes to infills. Don't miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)**

Inclusions:
Property Listed By: **none**
Royal LePage Benchmark

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



