



THE
A-TEAM

**RE/MAX
FIRST**

4416 CENTRE A Street, Calgary T2E 3B1

MLS®#: **A2166292** 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: **874**
 Low Sqft:
 Ttl Sqft: **874**

DOM

159
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Gentle Sloping,Rectangular Lot,Sloped Down**
 Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden**

Construction: **Vinyl Siding**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	9`2" x 11`10"	Living Room	Main	15`3" x 11`5"
Entrance	Main	4`0" x 10`4"	Kitchen	Main	10`0" x 11`6"
Bedroom - Primary	Main	11`11" x 9`11"	4pc Bathroom	Main	7`7" x 5`0"
Bedroom	Main	11`0" x 9`4"	3pc Bathroom	Basement	7`9" x 8`0"
Game Room	Basement	19`7" x 12`10"	Bedroom	Basement	10`8" x 10`10"
Eat in Kitchen	Basement	13`3" x 11`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5988GT

Zoning:
R-C2

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: **Electric Stove, Refrigerator
Royal LePage Benchmark**

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



