



THE
A-TEAM

**RE/MAX
FIRST**

3812 CENTRE A Street, Calgary T2E 3A6

MLS®#: **A2171192** Area: **Highland Park** Listing Date: **10/06/24** List Price: **\$874,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
 Lot Information
 Lot Sz Ar: **2,884 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,965**
 Low Sqft:
 Ttl Sqft: **1,965**

DOM

12
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 10`6"	Kitchen	Main	10`5" x 15`5"
Dining Room	Main	13`4" x 7`10"	Living Room	Basement	13`7" x 10`9"
Bonus Room	Upper	12`10" x 10`2"	Bedroom - Primary	Upper	12`10" x 16`1"
Bedroom	Upper	11`11" x 11`3"	Bedroom	Upper	10`6" x 13`1"
Bedroom	Basement	10`0" x 14`0"	2pc Bathroom	Main	5`11" x 4`6"
4pc Bathroom	Upper	8`0" x 4`11"	4pc Ensuite bath	Upper	8`3" x 10`5"
3pc Bathroom	Basement	19`1" x 7`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2411855

Remarks

Pub Rmks: **open-concept layout filled with natural light from large windows. The living room, complete with an elegant electric fireplace, flows effortlessly into the dining area and gourmet kitchen. With white cabinetry, quartz countertops, stainless steel appliances, and a large central island, the kitchen is perfect for casual meals and entertaining. Upstairs, you'll find a versatile bonus room, ideal for family gatherings or a home office. This floor also boasts a second living room area, upper-level laundry, and 3 well-sized bedrooms, including the primary suite. The primary bedroom features a walk-in closet and a luxurious 4-piece ensuite for your private retreat. The fully finished walk-out basement adds even more value, offering a legal suite with a separate entrance. It includes a modern kitchen, living room, 3-piece bathroom, and an additional bedroom—ideal for generating rental income, accommodating extended family, or hosting guests. Located on a quiet street with easy access to schools, shopping, and public transit, and just minutes from downtown, this home provides the perfect balance of style, space, and convenience. With a double attached garage and a large driveway, parking for multiple vehicles is no issue. Don't miss this incredible opportunity—schedule your private showing today!**

Inclusions: **Refrigerator, Stove, Dishwasher**
Property Listed By: **2% Realty**

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











