



THE A-TEAM

RE/MAX FIRST

4007 CENTRE A Street, Calgary T2E 3A7

MLS#: A2176842 Area: Highland Park Listing: 10/31/24 List Price: \$719,900
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1912
Lot Information
Lot Sz Ar: 5,995 sqft
Lot Shape:

DOM

51
Layout
Beds: 4 (2 2 )
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz:

Access:

Lot Feat: Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Garden, Low Maintenance Landscape, Rectangular Lot
Park Feat: Alley Access, Off Street, Parking Pad

Utilities and Features

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

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

Kitchen Appl: See Remarks
Int Feat: Separate Entrance
Utilities:

Room Information

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Dining Room, Bedroom, Family Room, Bedroom, 4pc Bathroom, and Furnace/Utility Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Kitchen, Bedroom - Primary, 4pc Bathroom, Kitchen, Bedroom, and Laundry.

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**3674S**

Remarks

Pub Rmks: **Located in desirable Highland Park, this character Bungalow is situated on a 50 x 120 foot lot with R-CG zoning. Steps to the incoming North and South BRT bus stops and (the future planned Green Line LRT station, to be determined). This is a fantastic opportunity for redevelopment or as a revenue producing asset. This charming home features 800 sqft main floor, 2 bedroom, 1 bath unit with an abundance of natural light, hardwood and tile throughout, and a 4 piece bathroom with a soaker tub. The large kitchen features lots of cabinet space, a breakfast bar with seating for 3 and a picturesque window overlooking the rear patio and West facing backyard. Supplement your income from the illegal 2 bedroom basement suite at 771 sq ft, complete with separate entrance and walkout access to the rear yard. Each floor features its own laundry area plus a shared utility/ storage room in the basement. Enjoy the beautifully landscaped large and treed backyard complete with rock garden and patio, beautiful Eastern views and incredible sunrises. This great property in an ideal location, is perfectly setup for rental income while you plan your redevelopment. Opportunities like this are rare, so don't miss out on investing in Highland Park today!**

Inclusions: **2 Stoves, 2 Refrigerators, 2 Dryers, 2 Washers, 1 Microwave, 1 Shed (wood), 1 Sauna (wood)**

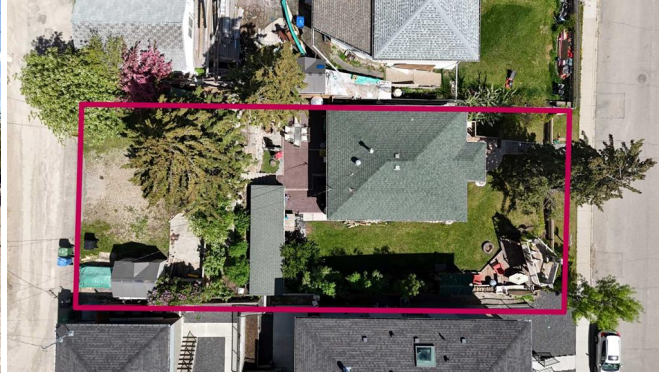
Property Listed By: **Real Broker**

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

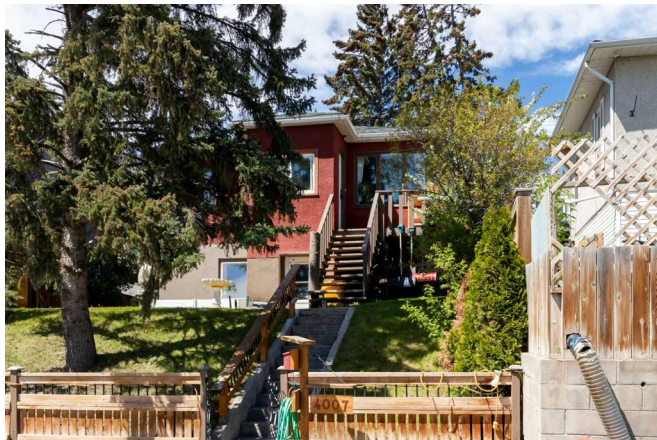








40 AVENUE N STATION



4007 Centre a St NE, Calgary, AB



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