



THE
A-TEAM

**RE/MAX
FIRST**

4007 CENTRE A Street, Calgary T2E 3A7

MLS® #: **A2176842** Area: **Highland Park** Listing Date: **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:

Finished Floor Area
 Abv Sqft: **800**
 Low Sqft:
 Ttl Sqft: **800**

DOM

21
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

Room	Level	Dimensions
Living Room	Main	13`1" x 11`8"
Dining Room	Main	12`10" x 8`5"
Bedroom	Main	10`3" x 8`1"
Family Room	Suite	16`0" x 13`2"
Bedroom	Suite	13`1" x 7`9"
4pc Bathroom	Suite	6`1" x 4`5"
Furnace/Utility Room	Basement	6`0" x 3`10"

Room	Level	Dimensions
Kitchen	Main	14`4" x 10`6"
Bedroom - Primary	Main	11`10" x 10`1"
4pc Bathroom	Main	9`4" x 5`2"
Kitchen	Suite	13`1" x 7`4"
Bedroom	Suite	9`9" x 8`6"
Laundry	Basement	10`5" x 6`2"

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)**

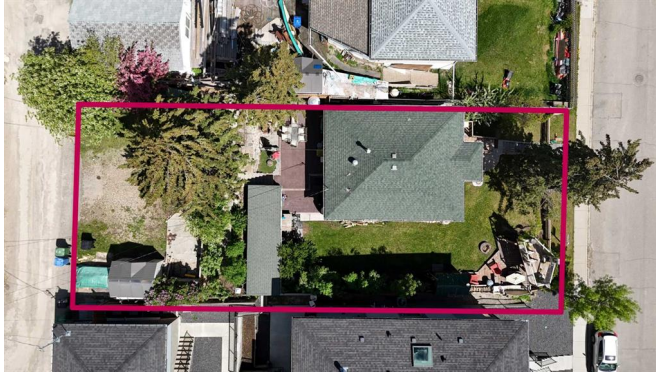
Property Listed By: **Real Broker**

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

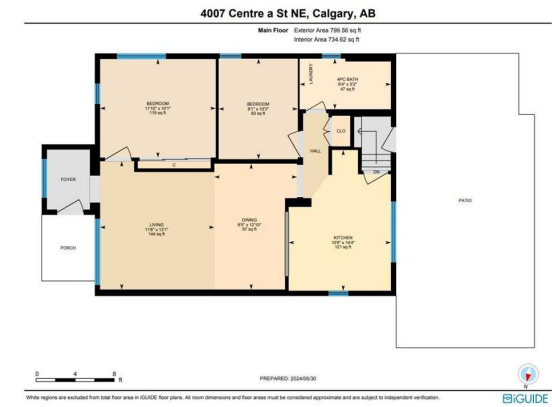
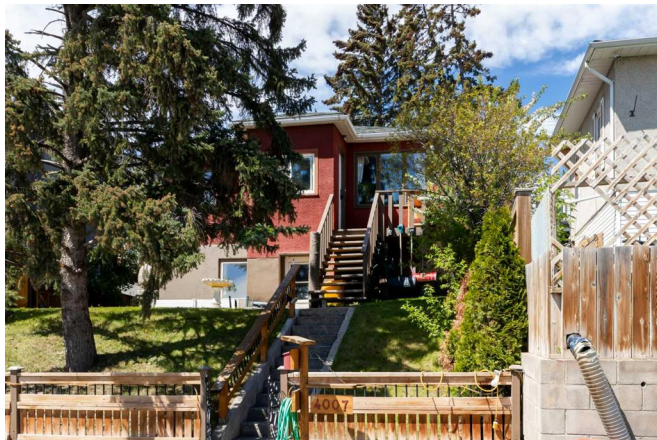








40 AVENUE N STATION



4007 Centre a St NE, Calgary, AB

Basement (Below Grade) Exterior Area 771.94 sq ft
Interior Area 738.04 sq ft

