



THE
A-TEAM

**RE/MAX
FIRST**

4107 CENTRE Street, Calgary T2E 2Y6

MLS® #: **A2178558**

Area: **Highland Park**

Listing Date: **11/13/24**

List Price: **\$989,500**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1953**
Lot Information
Lot Sz Ar: **6,479 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,158**
Low Sqft:
Ttl Sqft: **1,158**

DOM

38
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring:
See Remarks
Water Source:
Fnd/Bsmt:
Poured Concrete

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

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Eat in Kitchen	Main	13`5" x 11`6"
Bedroom	Main	14`5" x 11`6"
Bedroom	Lower	14`1" x 10`2"
Kitchen	Lower	13`1" x 11`10"
Living Room	Lower	13`1" x 9`2"

Room	Level	Dimensions
Living Room	Main	13`1" x 9`2"
Bedroom - Primary	Main	14`5" x 10`6"
Bedroom	Main	11`6" x 10`6"
Bedroom	Lower	10`6" x 9`2"
3pc Bathroom	Lower	

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
M-X1

Legal Desc: 5422GK

Remarks

Pub Rmks: **ATTENTION ALL BUILDERS OR INVESTORS!!!! This is a prime inner city location to build a mixed use (commercial and or residential) or use as a self proprietor/owner occupied building! For sale are two lots and they must be sold together, for a combination of a hundred feet of frontage by one hundred and thirty feet deep, totaling 13,000 sqft. The allowable contextual height is 15 meters, allowing for a mixed use commercial and residential building site. Currently onsite are two great revenue properties generating \$6,300/month, providing great income and or a great holding property awaiting building approvals. High visibility traffic location, offering transit at your doorstep, close to all levels of shopping, quick access to Deerfoot Trail, and a short commute to downtown. Exciting and rare inner city building opportunity, to build into the future in our busy and growing city environment!!**

Inclusions: N/A
Property Listed By: RE/MAX Real Estate (Central)

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



