



THE A-TEAM

RE/MAX FIRST

4107 CENTRE Street, Calgary T2E 2Y6

MLS® #: A2178558

Area: Highland Park

Listing Date: 11/13/24

List Price: \$875,000

Status: Active

County: Calgary

Change: -\$115k, 28-Jan

Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1953

Finished Floor Area

Abv Sqft: 1,158

Low Sqft:

Ttl Sqft: 1,158

Lot Information

Lot Sz Ar: 6,479 sqft

Lot Shape:

DOM

80

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

Table with 3 columns: Room, Level, Dimensions. Rows include 4pc Bathroom, Eat in Kitchen, Bedroom, Kitchen, Living Room.

Table with 3 columns: Room, Level, Dimensions. Rows include Living Room, Bedroom - Primary, Bedroom, Bedroom, 3pc Bathroom.

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 a good return, 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**



