



THE
A-TEAM

**RE/MAX
FIRST**

4111 CENTRE Street, Calgary T2E 2Y6

MLS®#: **A2178562** 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: **6,490 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Single Garage Detached**

Finished Floor Area

Abv Sqft: **1,138**
 Low Sqft:
 Ttl Sqft: **1,138**

DOM

7
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **See Remarks**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Range,Refrigerator**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		3pc Bathroom	Lower	
Living Room	Main	11`10" x 11`10"	Dining Room	Main	10`2" x 7`7"
Kitchen	Main	11`6" x 9`6"	Bedroom - Primary	Main	11`2" x 9`6"
Bedroom	Main	11`2" x 9`2"	Bedroom	Main	11`2" x 9`2"
Bedroom	Lower	11`2" x 9`2"	Bedroom	Lower	9`10" x 7`7"
Living Room	Lower	13`9" x 12`2"	Kitchen	Lower	13`9" x 12`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-X1

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



