



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

**38**  
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
<b>4pc Bathroom</b>	<b>Main</b>		<b>3pc Bathroom</b>	<b>Lower</b>	
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 11`10"</b>	<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 7`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 9`6"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 9`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 9`2"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`2" x 9`2"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>9`10" x 7`7"</b>
<b>Living Room</b>	<b>Lower</b>	<b>13`9" x 12`2"</b>	<b>Kitchen</b>	<b>Lower</b>	<b>13`9" x 12`2"</b>

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**





