



THE
A-TEAM

**RE/MAX
FIRST**

3812 CENTRE A Street, Calgary T2E 3A6

MLS®#: **A2179816** Area: **Highland Park** Listing Date: **11/18/24** List Price: **\$874,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **2,884 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,965**
 Low Sqft:
 Ttl Sqft: **1,965**

DOM

33
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 10`6"	Kitchen	Main	10`5" x 15`5"
Dining Room	Main	13`4" x 7`10"	Living Room	Basement	13`7" x 10`9"
Bonus Room	Upper	12`10" x 10`2"	Bedroom - Primary	Upper	12`10" x 16`1"
Bedroom	Upper	11`11" x 11`3"	Bedroom	Upper	10`6" x 13`1"
Bedroom	Basement	10`0" x 14`0"	2pc Bathroom	Main	5`11" x 4`6"
4pc Bathroom	Upper	8`0" x 4`11"	4pc Ensuite bath	Upper	8`3" x 10`5"
3pc Bathroom	Basement	19`1" x 7`2"			

Title:
Fee Simple
Legal Desc:

Zoning:
TBD

2411855

Remarks

Pub Rmks: **Stunning Brand-New 2-Storey Home with Legal Walk-Out Basement Suite in Highland Park! Discover over 2,600 sq. ft. of meticulously designed living space in this gorgeous home, featuring 4 bedrooms, 3.5 bathrooms, and a double attached garage. Step inside to a bright, inviting foyer with a built-in coat and shoe rack, complemented by modern vinyl flooring throughout the main level. The open-concept layout is filled with natural light from expansive windows, creating a warm and welcoming atmosphere. The living room is centered around a sleek electric fireplace, seamlessly connected to the dining area and a contemporary kitchen. The kitchen is a chef's dream, showcasing white cabinetry, quartz countertops, stainless steel appliances, and a large central island—perfect for casual meals or hosting guests. Upstairs, you'll find a spacious bonus room ideal for family relaxation. The upper level also includes 3 generously sized bedrooms, including the luxurious primary suite, which features a walk-in closet and a 4-piece ensuite. A convenient laundry room completes the upper floor. The fully finished walk-out basement offers a legal suite with a separate entrance. This space includes a stylish kitchen, living area, 3-piece bathroom, and an additional bedroom, making it perfect for rental income, extended family, or guests. Situated on a quiet street in desirable Highland Park, this home is close to schools, shopping, transit, and just minutes from downtown. Don't miss your chance to own this exceptional property—schedule your private tour today!**

Inclusions:
Property Listed By: **Refrigerator, Stove, Dishwasher
2% Realty**

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











