



THE
A-TEAM

**RE/MAX
FIRST**

4326 CENTRE A Street, Calgary T2E 3B1

MLS® #: **A2180650** Area: **Highland Park** Listing Date: **11/22/24** List Price: **\$800,000**
 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: **1957**
Lot Information
 Lot Sz Ar: **5,575 sqft**
 Lot Shape:
 Access: **Back Lane, Landscaped, Private**
 Lot Feat: **None**
 Park Feat:

DOM

48
Layout
 Beds: **3 (1 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow, Side by Side**
Parking
 Ttl Park: **0**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stucco**
 Flooring: **Carpet, Hardwood, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer, Electric Stove, Refrigerator, Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`6" x 10`10"	Dining Room	Main	10`2" x 8`11"
3pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Main	14`1" x 10`10"
Living Room	Main	18`5" x 13`11"	Game Room	Lower	16`11" x 11`11"
Bedroom	Lower	12`6" x 10`10"	Bedroom	Lower	12`6" x 10`9"
4pc Bathroom	Lower	0`0" x 0`0"			

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R-CG**

Legal Desc: 8811165

Remarks

Pub Rmks: **Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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

