

4320 CENTRE A Street, Calgary T2E 3B1

MLS®#: **A2181244** Area: **Highland Park** Listing Date: **11/28/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Land**
 Sub Type: **Residential Land**
 City/Town: **Calgary**
 Year Built: **0**
Lot Information
 Lot Sz Ar: **6,490 sqft**
 Lot Shape:

DOM

65
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style:

Parking

Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple** Zoning: **M-CG**
 Legal Desc: **5988GT**

Remarks

Pub Rmks: **ATTENTION: INVESTORS & DEVELOPERS! This 50 ft x 130 ft development-ready site in Highland Park offers 6,500 SQ FT OF PRIME REAL ESTATE! The property includes DETAILED DEVELOPMENT PERMIT PLANS FOR A 2-STOREY SEMI-DETACHED DUPLEX infill with a LEGAL 2-bed basement suite on each side. Alternatively, bring your architect and design the project of your dreams on this bare site in an UNBEATABLE LOCATION. The land has already been cleared and is READY FOR**

IMMEDIATE DEVELOPMENT, giving you a head start on your next project. The location couldn't be better in the desirable Highland Park community. Enjoy walking access to schools, parks, pathways, and a newer retail and service hub at 43 Avenue and Centre Street. Commuting is a breeze, with Centre Street providing quick access to downtown and major roadways like McKnight Boulevard and Edmonton Trail offering easy connectivity, so you're never far from where you need to be. This lot is ideally situated for modern urban living. Reach out today for more information!

Inclusions:
Property Listed By:

Development Permit Drawings (Submitted)
RE/MAX House of Real Estate

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



