



THE
A-TEAM

**RE/MAX
FIRST**

3707 CENTRE A Street, Calgary T2E 3A5

MLS®#: **A2183120** Area: **Highland Park** Listing Date: **12/13/24** List Price: **\$630,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1955**
Lot Information
 Lot Sz Ar: **5,995 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,394**
 Low Sqft:
 Ttl Sqft: **1,394**

DOM

8
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow,Up/Down**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**
 Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	13`4" x 11`5"	Kitchen	Main	12`6" x 14`9"
Living Room	Main	12`7" x 12`1"	Dining Room	Main	12`7" x 9`7"
Family Room	Main	12`7" x 17`8"	Bedroom - Primary	Main	12`9" x 13`7"
Bedroom	Main	12`10" x 11`7"	4pc Bathroom	Main	
Bedroom	Basement	11`9" x 11`8"	Bedroom	Basement	11`8" x 7`9"

Den
Storage
Furnace/Utility Room

Basement
Basement
Basement

11`9" x 16`7"
7`10" x 2`11"
12`8" x 14`9"

Kitchen
4pc Bathroom

Basement
Basement

12`8" x 14`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3674S

Zoning:
R-CG

Remarks

Pub Rmks: **Amazing Location! Excellent views abound from this elevated lot. Unique opportunity to own a 50 ft wide and 120 ft deep lot in Highland park, just steps away from Centre Street and the future Green LRT Stop. Raised Up/Down Bungalow with Illegal WALKOUT SUITE on lower level. Bright, spacious and open living areas. Large kitchens and bedrooms. Parking pad and single garage off of alley access. Many upgrades throughout. This area is a hub of redevelopment activity. Walking distance to Buchanan School and few blocks away from James Flower High School and Highland Park Community Centre. Off leash dog parks, frisbee golf, former Highland Park Golf Course green space all close by as well as great access to downtown and the airport. Transit, shopping and amenities close by. Investment opportunities to build now or rent and build later. Book your showing today!**

Inclusions: **Additional Refrigerator, Electric Stove, Dishwasher, Washer & Dryer**
Property Listed By: **RE/MAX First**

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









