



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3832 CENTRE Street, Calgary T2E 2Y3**

MLS®#: **A2186450**

Area: **Highland Park**

Listing Date: **01/10/25**

List Price: **\$920,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1951**

Finished Floor Area

Abv Sqft: **1,063**

Low Sqft:

Ttl Sqft: **1,063**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

**12**

Layout

Beds: **5 (3 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**  
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Range,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Separate Entrance**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>56`1" x 41`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>17`9" x 27`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>36`9" x 32`2"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>34`1" x 21`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>39`4" x 44`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>62`8" x 36`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>32`2" x 33`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>36`5" x 37`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>34`5" x 36`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>29`6" x 26`7"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>37`5" x 35`5"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>23`7" x 36`5"</b>

Furnace/Utility Room

Basement

40` 4" x 29` 11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**36745**

Zoning:  
**M-C1**

Remarks

Pub Rmks: **CORNER LOT ! This charming 3+2 bedroom bungalow is a fantastic opportunity for investors and builders! Situated on a huge 50' x 119' corner lot, the property boasts an illegal basement suite. Property was rented till November 2024. The lot's back alley access is a valuable asset, and its prime location directly facing a playground adds to its appeal. Conveniently located just a 9-minute drive to downtown, the property is steps away from Tim Hortons, and close to Bus stop, schools, parks, and other amenities. Zoned M-C1, this lot offers excellent potential for rental income and redevelopment with the approval of permits by the city. Don't miss out on this well-located gem!**

Inclusions:  
Property Listed By: **None**  
**eXp Realty**

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



