

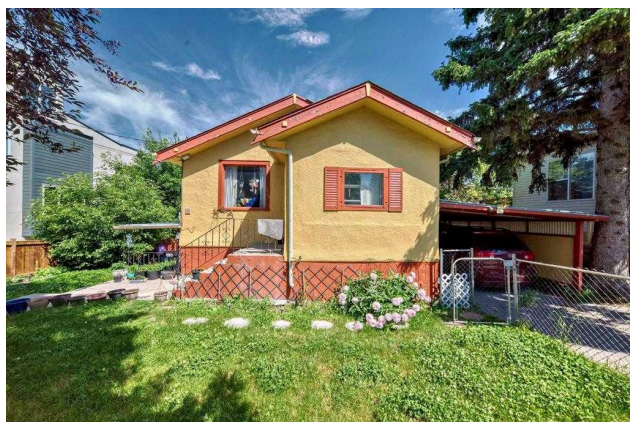


THE
A-TEAM

**RE/MAX
FIRST**

3720 CENTRE A Street, Calgary T2E3A6

MLS®#: **A2188371** Area: **Highland Park** Listing Date: **01/17/25** List Price: **\$579,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1920**
Lot Information
 Lot Sz Ar: **5,791 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **949**
 Low Sqft:
 Ttl Sqft: **949**

DOM

15
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Landscaped,Rectangular Lot**
 Park Feat: **Carport,Covered,Driveway,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **High Efficiency,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum,Softwood**
 Water Source:
 Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar,Open Floorplan,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`6" x 9`6"
Dining Room	Main	12`2" x 10`0"
Kitchen	Main	11`2" x 9`5"
Bedroom	Lower	9`11" x 9`7"
Family Room	Lower	15`0" x 9`9"
Furnace/Utility Room	Lower	24`7" x 10`4"
4pc Bathroom	Lower	

Room	Level	Dimensions
Bedroom	Main	9`11" x 9`5"
Living Room	Main	12`7" x 11`2"
Breakfast Nook	Main	7`2" x 4`0"
Bedroom	Lower	11`5" x 8`10"
Eat in Kitchen	Lower	9`10" x 9`0"
4pc Bathroom	Main	

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7330HA

Remarks

Pub Rmks: **Great LOCATION! Situated on a R-CG lot measuring 59'11 ft x 96'4 ft deep, is perfect for first-time buyers, investors planning to rent, or anyone seeking the ideal lot to redevelopment. Experience the allure of this stunning bungalow with a WALKOUT basement in a quiet Street in Highland Park . Featuring a total of 4 bedrooms (2 on the main floor and 2 downstairs) and 2 baths (1 on each level), this home also offers a separate entrance for added convenience. Step inside to an open living and dining area, leading to a cozy kitchen with a breakfast nook. Two spacious bedrooms complete the main floor, along with a rebuilt sundeck, perfect for relaxation. The landscaped yard includes a fire pit, ideal for outdoor enjoyment. The lower level features another two-bedroom unit with a separate entrance, perfect for rental income or guests. Parking is easy with an attached carport and additional driveway space. This home is just steps from local amenities and public transport, one block off Centre St, and close to schools, shopping, restaurants, and more. With a quick 10-minute drive to downtown Calgary. Schedule your viewing today and don't miss the opportunity to make it yours!**

Inclusions:
Property Listed By: **N/A**
Top Producer Realty and Property Management

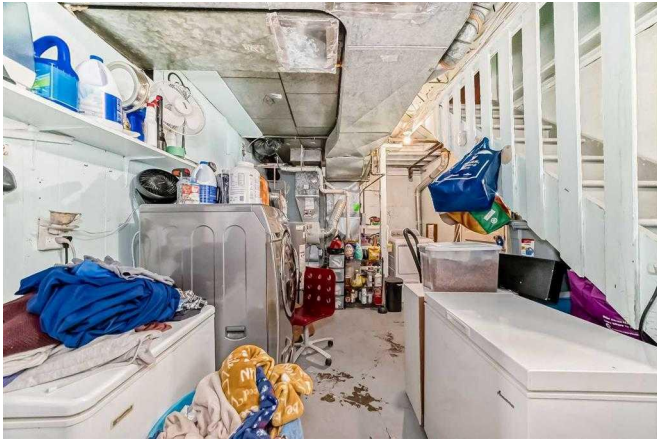
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













3720 CENTRE A STREET NE
 RICA MEASUREMENT STANDARD (RMS) - CALGARY, AB
 MAIN LEVEL - 948.67 Sq.Ft. / 88.13 m²
 TOTAL SIZE - 948.67 Sq.Ft. / 88.13 m²
 BASEMENT (DEVELOPED) - 648.03 Sq.Ft. / 60.20 m²
 TOTAL DEVELOPED AREA - 1596.70 Sq.Ft. / 148.33 m²

