

# \$520,000 - 3707 Centre A Street Ne, Calgary

MLS® #A2183120

**\$520,000**

4 Bedroom, 2.00 Bathroom, 1,394 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

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!

Built in 1955

## Essential Information

MLS® #	A2183120
Price	\$520,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,394
Acres	0.14
Year Built	1955



Type	Residential
Sub-Type	Detached
Style	Bungalow, Up/Down
Status	Active

### Community Information

Address	3707 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A5

### Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Finished, Suite, Walk-Out

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Rectangular Lot, Treed, Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	December 13th, 2024
Days on Market	115
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.