

# \$979,900 - 4324 Centre A Street Ne, Calgary

MLS® #A2229161

**\$979,900**

3 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.10 Acres

Highland Park, Calgary, Alberta

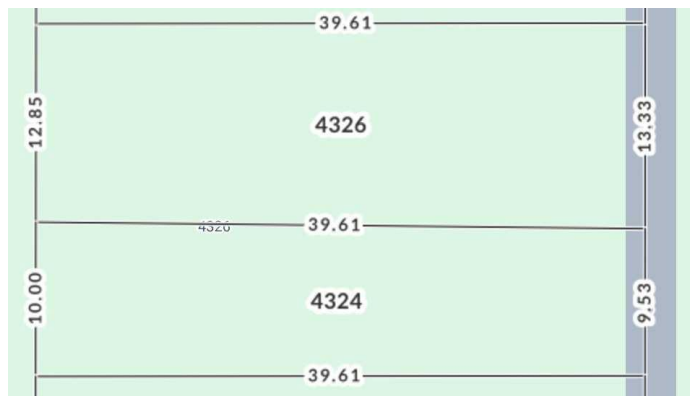
Unlock the potential of this expansive 75' x 130' lot (9,750 sq ft) on a tranquil street in the dynamic Highland Park community, zoned R-CG for maximum development flexibility. Units 4324 and 4326 must be sold together for a combined price of \$979,000, presenting a rare opportunity for developers and investors. This oversized lot supports multi-family builds, such as 4-6 row townhouses or a semi-detached home plus a detached home, each with suited basements for up to 12 dwelling units (6 primary + 6 secondary suites), all eligible for separate addresses to enhance rental appeal. With a backlane for private garage access, ample space remains for parking and outdoor amenity areas. The east-facing orientation offers potential for stunning views with a two-storey design, elevating long-term value. Located in vibrant Northwest Calgary, this lot is close to transit (potentially qualifying for reduced parking requirements), parks, amenities, and downtown, making it ideal for creating affordable housing in a high-demand area. Seize this chance to shape Highland Park's evolving growth story with a prime, oversized lot!

Built in 1957

## Essential Information

MLS® # A2229161

Price \$979,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	815
Acres	0.10
Year Built	1957
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### Community Information

Address	4324 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3B1

### Amenities

Parking	None
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### Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
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Days on Market	47
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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