

# \$950,000 - 4412 Centre A Street Ne, Calgary

MLS® #A2166242

**\$950,000**

3 Bedroom, 2.00 Bathroom, 890 sqft  
Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Hello, Gorgeous! Prime Development Opportunity in Highland Park, Calgary! This R-CG zoned 50' x 130' lot (100' x 130' if purchased with 4416 Centre A St NE) is ideal for developers, offering the potential for up to 9 units. Located on a sloped lot, potential for walk-out basements, and backing onto a lane, it's set in a growing community near the future Green Line LRT. Enjoy easy access to downtown, parks, top schools, and transit. This flexible zoning allows for a range of builds, from townhomes to infills. Don't miss this chance to invest in an area with strong growth potential! Combined Price: \$1.9M (with MLS #A2166292)

Built in 1956

## Essential Information

MLS® #	A2166242
Price	\$950,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.15
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



## Community Information

Address	4412 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3B1

## Amenities

Parking Spaces	2
Parking	Driveway, Off Street

## Interior

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

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Gentle Sloping, Rectangular Lot, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 16th, 2024
Days on Market	178
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.