

\$975,000 - 4220 Centre Street Ne, Calgary

MLS® #A2181615

\$975,000

3 Bedroom, 1.00 Bathroom, 1,054 sqft
Residential on 0.13 Acres

Highland Park, Calgary, Alberta

BUILDERS AND INVESTORS CORNER LOT

- Located in the heart of Highland Park, this corner lot spans 5,801 square feet and presents an exceptional investment opportunity. Supported by the City of Calgary, Development Permit (DP) and rezoning applications are already underway, guided by an approved community master plan. With MU-1 zoning potential, this property allows for main-floor commercial use with up to six stories of residential above.

Positioned on a busy road, the property ensures excellent visibility for commercial ventures. It also benefits from NE Calgary's lower property taxes and CMHC financing availability, making it a strategic financial choice. Included in the deal are architectural drawings that have been reviewed and supported by the City of Calgary, with city comments regarding proposed development available upon request.

With a \$3.5 million valuation, this lot sits in a highly visible and vibrant stretch with multiple other development opportunities along the same street. Its location and approved potential make it a standout choice for developers and investors alike. Proximity to the proposed Green Line only adds to its long-term appeal, presenting a rare opportunity to be part of a growing and dynamic community.



Built in 1953

Essential Information

MLS® #	A2181615
Price	\$975,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,054
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4220 Centre Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2Y9

Amenities

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

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Days on Market	100
Zoning	R-CG

Listing Details

Listing Office	Charles
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