

# **\$799,900 - 3831 Centre A Street Ne, Calgary**

MLS® #A2199537

**\$799,900**

4 Bedroom, 2.00 Bathroom, 693 sqft

Residential on 0.14 Acres

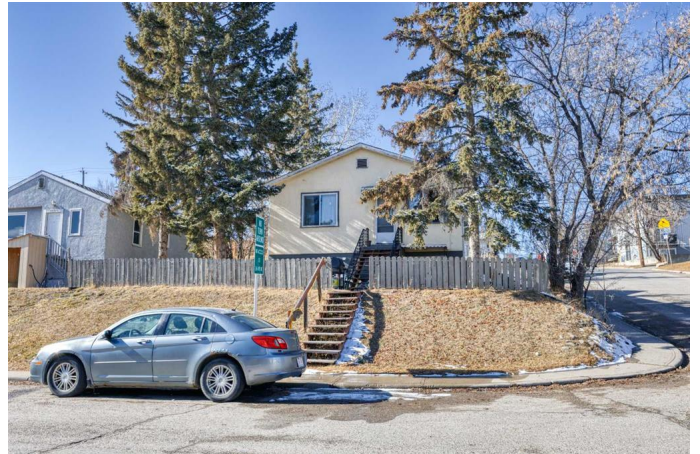
Highland Park, Calgary, Alberta

Prime development opportunity in the heart of Highland Park! This spacious corner lot, close to 6,000 sq ft, is zoned R-CG and perfectly positioned one block from Centre Street, offering immense potential for builders, investors, and developers.

With land value at its core, this property provides the flexibility to redevelop into multi-unit housing, capitalizing on the growing demand in this central location. The existing bungalow features 2 bedroom main floor Suite up and 2 bedroom illegal suite down for extra income. Basement illegal suite has separate entrance, newly painted and new Vinyl plank flooring. Additionally, a new water tank has been installed!

Commuters will benefit from the property's prime location with quick access to major routes like the Trans-Canada Highway and Deerfoot Trail, making travel throughout Calgary effortless. Public transit is also readily available, with nearby bus stop providing a convenient and efficient transportation option across the city.

Highland Park is evolving, offering urban convenience, green spaces, and a strong community feel—perfect for an active lifestyle. This sought-after location presents an exceptional development opportunity, whether you're a builder, investor, or homeowner looking for future growth.



Built in 1943

### Essential Information

MLS® #	A2199537
Price	\$799,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	693
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3831 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A5

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	73
Zoning	R-CG

### **Listing Details**

Listing Office	Jessica Chan Real Estate & Management Inc.
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