

# \$789,000 - 4412 Centre A Street Ne, Calgary

MLS® #A2223111

**\$789,000**

3 Bedroom, 2.00 Bathroom, 890 sqft

Residential on 0.15 Acres

Highland Park, Calgary, Alberta

Hello, Gorgeous! Whether you're looking to live, renovate, or redevelop, this incredible opportunity in Highland Park is one you don't want to miss. Situated on a spacious 50' x 130' R-CG zoned lot, this property offers exceptional potential for a variety of buyers. The existing home could be updated to reflect your personal style, making it perfect for someone wanting to live in a well-located, mature inner-city community. Or, if you're looking for a project, the lot's gentle slope and rear lane access offer ideal conditions for a walk-out basement and custom new build. With R-CG zoning, the door is also open for developers to explore multi-unit projects, such as townhomes or stylish infills. The flexibility of the land use combined with the size of the lot gives you plenty of options to maximize its potential. Located close to downtown, schools, parks, transit, and the future Green Line LRT, this is a vibrant area poised for continued growth. Whether you're settling in, starting fresh, or building for the future—this is a chance to be part of something special. Don't miss out—reach out today and discover the possibilities!

Built in 1956

## Essential Information

MLS® #                      A2223111

Price                         \$789,000



|                |             |
|----------------|-------------|
| 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    | May 21st, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.