# \$400,000 - 4324 Centre A Street Ne, Calgary

MLS® #A2180625

## \$400,000

3 Bedroom, 2.00 Bathroom, 815 sqft Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Must be sold with the attached unit 4326. Total sale price for both units is \$1,200,000. Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!

Built in 1957

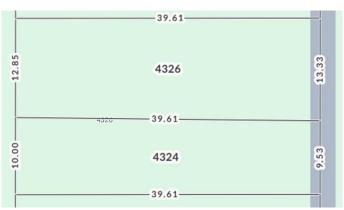
### **Essential Information**

MLS® # A2180625 Price \$400.000

Bedrooms 3
Bathrooms 2.00
Full Baths 2







Square Footage 815
Acres 0.10
Year Built 1957

Type Residential

Sub-Type Semi Detached

Style Bungalow, Side by Side

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

## 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 November 22nd, 2024

Days on Market 152
Zoning R-CG

# **Listing Details**

## Listing Office Real Estate Professionals Inc.

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