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4416 Centre A Street NE
Calgary, Alberta

MLS # A2166292



\$950,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 874 sq.ft. | Age: | 1956 (69 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street, Single Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot, Sloped D | | |

| | | | |
|-------------|-----------------|------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: Electric Stove, Refrigerator

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)