

# \$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 | 109             |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | Jessica Chan Real Estate & Management Inc. |
|----------------|--------------------------------------------|

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