

# \$599,000 - 4412 Centre A Street Ne, Calgary

MLS® #A2223111

**\$599,000**

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                     \$599,000



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, Rectangular Lot, Gentle Sloping, Sloped Down
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 21st, 2025
Days on Market	58
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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