

\$548,000 - 3720 Centre A Street Ne, Calgary

MLS® #A2188371

\$548,000

4 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.13 Acres

Highland Park, Calgary, Alberta

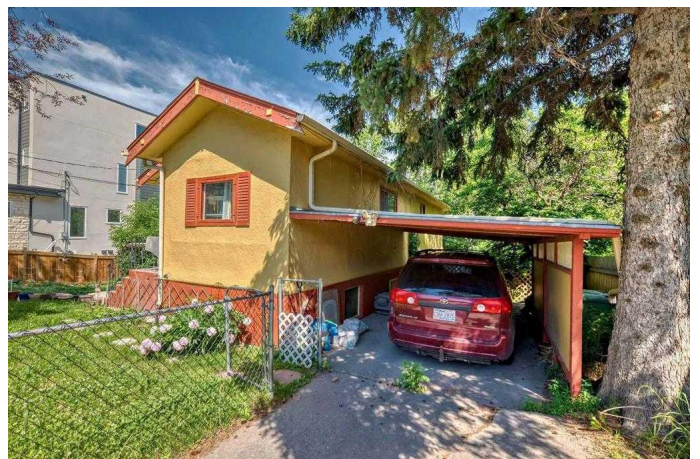
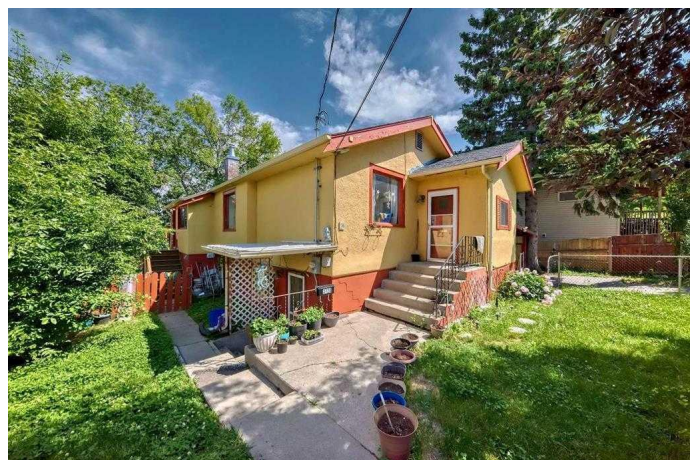
Great LOCATION! Situated on a R-CG lot measuring 59'11 ft x 96'4 ft deep, is perfect for first-time buyers, investors planning to rent, or anyone seeking the ideal lot to redevelopment.

Experience the allure of this stunning bungalow with a WALKOUT basement in a quiet Street in Highland Park . Featuring a total of 4 bedrooms (2 on the main floor and 2 downstairs) and 2 baths (1 on each level), this home also offers a separate entrance for added convenience.

Step inside to an open living and dining area, leading to a cozy kitchen with a breakfast nook. Two spacious bedrooms complete the main floor, along with a rebuilt sundeck, perfect for relaxation. The landscaped yard includes a fire pit, ideal for outdoor enjoyment. The lower level features another two-bedroom unit with a separate entrance, perfect for rental income or guests. Parking is easy with an attached carport and additional driveway space.

This home is just steps from local amenities and public transport, one block off Centre St, and close to schools, shopping, restaurants, and more. With a quick 10-minute drive to downtown Calgary. Schedule your viewing today and don't miss the opportunity to make it yours!

** Upgrades include a high-efficiency furnace & new roof shingles & a new hot water tank installed in 2017, and a new electrical panel in 2016. **



Built in 1920

Essential Information

MLS® #	A2188371
Price	\$548,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.13
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3720 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E3A6

Amenities

Parking Spaces	2
Parking	Covered, Carport, Driveway, Off Street, Parking Pad

Interior

Interior Features	See Remarks, Breakfast Bar, Open Floorplan, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Rectangular Lot, Few Trees, Front Yard, Low Maintenance

	Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block

Additional Information

Date Listed	January 17th, 2025
Days on Market	55
Zoning	R-CG

Listing Details

Listing Office	Top Producer Realty and Property Management
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