

\$675,000 - 3911 Centre A Street Ne, Calgary

MLS® #A2207159

\$675,000

5 Bedroom, 2.00 Bathroom, 1,029 sqft
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Builder's and Investor's Alert!!! This Full size lot in Highland Park is great for future development and you can hold this as Investment property, 3 bedrooms up and 2 bedroom Legal Suite down. Currently rented to one family at \$2100.

The Main Level features a bright East-Facing spacious Living Room that welcomes natural light throughout the day. The Dining Room is cozy and ideal for shared meals or hosting guests. The functional and newer Kitchen is equipped with Quartz Countertops and Stainless Steel Appliances. Three good-sized Bedrooms offer comfort and versatility.

The Walk-Out Basement is fully finished with a Legal Suite. The suite includes its own Kitchen and a comfortable Living Room, creating a private and functional living space with excellent rental income potential. Two additional generous-sized Bedrooms offer flexibility for guests, tenants or extended family. A 3 Piece Bath and Basement Laundry complete this level, adding convenience to everyday living. Newer upgrades include the furnace and Tankless Water tank.

Enjoy a Fully Fenced and Landscaped Backyard with a Fire Pit, perfect for outdoor relaxation and gatherings. Located close to a Clubhouse, Golf Course, Parks and Playgrounds. This house also offers convenient access to nearby Schools and



Shopping for everyday essentials. Don't miss out !

Built in 1907

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207159 |
| Price | \$675,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,029 |
| Acres | 0.14 |
| Year Built | 1907 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3911 Centre A Street Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3A7 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 1 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | Quartz Counters, See Remarks |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 4th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.