

# \$400,000 - 4324 Centre A Street Ne, Calgary

MLS® #A2180625

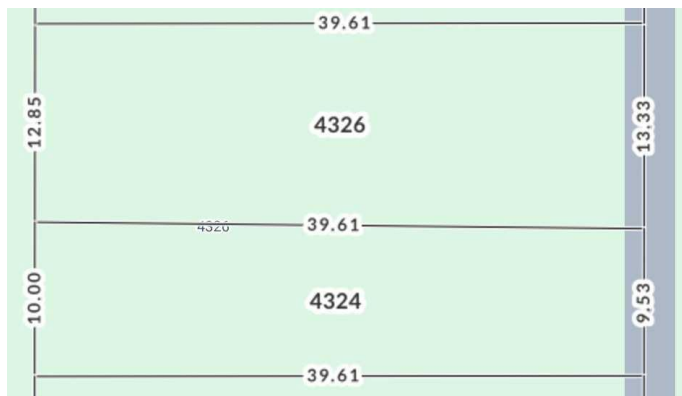
## \$400,000

3 Bedroom, 2.00 Bathroom, 815 sqft  
Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Must be sold with the attached unit 4326. Total sale price for both units is \$1,200,000.

Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!



Built in 1957

## Essential Information

MLS® #	A2180625
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2

Square Footage	815
Acres	0.10
Year Built	1957
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	4324 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3B1

### **Amenities**

Parking	None
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### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 22nd, 2024
Days on Market	130
Zoning	R-CG

### **Listing Details**

Listing Office            Real Estate Professionals Inc.

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