

# \$415,000 - 3804 Centre A Street Ne, Calgary

MLS® #A2240103

**\$415,000**

3 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Hereâ€™s your chance to secure unmatched value in a sought-after, quiet cul-de-sac in the heart of the city. Whether youâ€™re looking for a turnkey rental, multi-generational living, or a future redevelopment site, this fully updated legal suited bungalow checks every box! **PROPERTY HIGHLIGHTS:** 1) LEGAL basement suite with separate entrance 2) Separate laundry & kitchens on both levels 3) 2 bedrooms upstairs + 1 bedroom downstairs 4) 2 full bathrooms, 2 living rooms, 2 dining rooms 5) Huge 2-tier walk-out deck rebuilt in 2016 6) Newer furnace & hot water tank (2017) 7) Ample parking & privacy in a quiet cul-de-sac

**UNBEATABLE LOCATION:** 1) Minutes to Deerfoot Trail and Downtown core 2) Steps to Centre Street, schools, shops, and transit 3) Close to major bus routes: #3, #301 (Downtown), #300 (Airport)

## REDEVELOPMENT POTENTIAL:

Located in a high-demand inner-city area with active infill developments nearby â€” this property offers strong long-term appreciation potential.

Exciting News! A major real estate development project is launching nearby â€” an incredible once-in-a-lifetime opportunity for savvy investors. Buy now and benefit from future growth! Donâ€™t miss out â€” book your private showing today! Whether you plan



to rent out, live in, or rebuild, this is the one youâ€™ve been waiting for!

Built in 1910

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240103    |
| Price          | \$415,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 753         |
| Acres          | 0.07        |
| Year Built     | 1910        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3804 Centre A Street Ne |
| Subdivision | Highland Park           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 3A6                 |

**Amenities**

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

**Interior**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                                                                   |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Electric Stove, Refrigerator, Washer, Washer/Dryer, Portable Dishwasher |
| Heating           | Forced Air, Natural Gas                                                                                                           |
| Cooling           | None                                                                                                                              |
| Has Basement      | Yes                                                                                                                               |
| Basement          | Finished, Full, Suite, Walk-Out                                                                                                   |

**Exterior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit                                                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Environmental Reserve, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                      |
| Construction      | Stucco, Wood Frame                                                                                   |
| Foundation        | Poured Concrete                                                                                      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 64              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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