# \$979,900 - 4326 Centre A Street Ne, Calgary

MLS® #A2229157

#### \$979,900

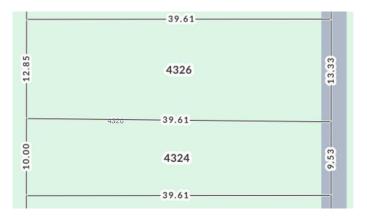
3 Bedroom, 2.00 Bathroom, 820 sqft Residential on 0.13 Acres

Highland Park, Calgary, Alberta

Unlock the potential of this expansive 75' x 130' lot (9,750 sq ft) on a tranquil street in the dynamic Highland Park community, zoned R-CG for maximum development flexibility. Units 4324 and 4326 must be sold together for a combined price of \$979,000, presenting a rare opportunity for developers and investors. This oversized lot supports multi-family builds, such as 4-6 row townhouses or a semi-detached home plus a detached home, each with suited basements for up to 12 dwelling units (6 primary + 6 secondary suites), all eligible for separate addresses to enhance rental appeal. With a backlane for private garage access, ample space remains for parking and outdoor amenity areas. The east-facing orientation offers potential for stunning views with a two-storey design, elevating long-term value. Located in vibrant Northwest Calgary, this lot is close to transit (potentially qualifying for reduced parking requirements), parks, amenities, and downtown, making it ideal for creating affordable housing in a high-demand area. Seize this chance to shape Highland Park's evolving growth story with a prime, oversized lot!







Built in 1957

#### **Essential Information**

MLS® # A2229157 Price \$979,900 Bedrooms 3

Bathrooms 2.00

Full Baths 2

Square Footage 820

Acres 0.13

Year Built 1957

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bungalow

Status Active

### **Community Information**

Address 4326 Centre A Street Ne

Subdivision Highland Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 3B1

#### **Amenities**

Parking None

#### Interior

Interior Features See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Landscaped, Private

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 9th, 2025

Days on Market 20

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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