



**4007 Centre A Street NE
Calgary, Alberta**

MLS # A2315543



\$650,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Lawn, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: 2x refrigerator, 2 x Stove, 2 x washer, 2 x dryer, 1 x microwave, 1 x shed (wood), 1 x Sauna (wood)

Conveniently located in desirable Highland Park, this character, raised Bungalow is situated on a 50 x 120-foot lot with R-CG zoning. Steps to the North and South BRT bus stops. The 800-square-foot main floor is a self-contained suite, featuring two bedrooms, hardwood and tile flooring, and a 4-piece bathroom with a soaker tub, & main floor laundry. The kitchen is designed for functionality and style, offering ample cabinet space and a breakfast bar for three, all overlooking a beautiful, West-facing backyard. The 771-square-foot basement features a fully self-contained two-bedroom (illegal) suite with separate laundry downstairs and a dedicated separate entrance for convenient walkout access. Shared utility/ storage room in the basement. The yard is nicely landscaped with wood patio space & tree house, wood sauna, spacious storage shed, rear patio and a Riverstone tiered back yard. The parking area off the back lane is spacious with room for 4 vehicles. A great holding property, or potential redevelopment. Book your tour today!