



3322 Centre B Street NW
Calgary, Alberta

MLS # A2325535



\$699,999

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	830 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Prime Inner-City Development Opportunity on a 50' x 120' Lot! Attention builders, developers, investors, and visionaries—this is your chance to secure an exceptional property in the established community of Highland Park. Situated on a spacious 50' x 120' lot, this property offers outstanding redevelopment potential and is ideally suited for a side-by-side duplex or other future development (subject to City of Calgary approval). Offered As Is, Where Is, the home is vacant, professionally cleaned, and ready for its next chapter. The existing bungalow offers approximately 830.47 sq ft on main level, featuring 2 bedrooms, a bright living room, functional kitchen, full bathroom, mudroom. An oversized double detached garage and expansive East facing backyard for ultimate exposure to natural sunlight throughout the day. The location is what truly sets this opportunity apart. Just minutes from downtown, you'll enjoy quick access to SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital. Families will appreciate nearby schools including Buchanan School, James Fowler High School, St. Joseph School, and several private school options, Parks and amenities like Confederation Park, Nose Hill Park, Thorncliffe Aquatic & Recreation Centre, golf courses, playgrounds, and scenic walking and cycling pathways. Shopping, restaurants, cafes, and everyday services are all close by. Easy commute via major traffic routes. Whether you're planning your next redevelopment project or adding a premium inner-city property to your investment portfolio, this is a rare opportunity to own a large lot in one of Calgary's most desirable and rapidly evolving neighbourhoods.