



**GRASSROOTS**  
REALTY GROUP

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**3414 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2340216**



**\$525,000**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                            |               |                   |
| <b>Type:</b>     | Residential/House                        |               |                   |
| <b>Style:</b>    | Bungalow                                 |               |                   |
| <b>Size:</b>     | 852 sq.ft.                               | <b>Age:</b>   | 1949 (77 yrs old) |
| <b>Beds:</b>     | 4                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Alley Access, Rear Drive, Stall, Unpaved |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                |               |                   |
| <b>Lot Feat:</b> | Back Lane, Interior Lot, Rectangular Lot |               |                   |

|                    |                         |
|--------------------|-------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas |
| <b>Floors:</b>     | Linoleum, Vinyl Plank   |
| <b>Roof:</b>       | Asphalt                 |
| <b>Basement:</b>   | Full                    |
| <b>Exterior:</b>   | Stucco, Wood Frame      |
| <b>Foundation:</b> | Poured Concrete         |
| <b>Features:</b>   | Separate Entrance       |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | M-C1 |
| <b>Utilities:</b> | -    |

**Inclusions:** n/a

Priced below Assessed Value! Investor and Builder: MC-1 lot Development Approved for a 4-plex - Saving Time and Money! This sought-after location along the future Green Line on Centre Street North - already has approval for a 4-plex development. DESIGN PLANS are Included - Each unit is approximately 1200 sq. feet, with 3 bedrooms and a rooftop patio (optional plan for a main-level bedroom with full baths, two large bedrooms with two full baths on the upper level, and a rooftop patio - design ideal for shared housing). With the Development Permit in place, you may start the Building Permit application immediately. The solid bungalow is ideal as a holding property if you are not ready to build. The main level has a bright, spacious living room, a large kitchen with an eating area, a large primary bedroom, a second bedroom, and a 4-piece bath. The basement with a separate back entrance has two additional bedrooms and a 4-piece bath. The property has also been updated throughout the years: furnace (2016), hot water tank (2019), roof shingles and attic insulation (2020), and underground sewer line upgrade (2020). Schedule your private viewing today!