



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

3520 Centre Street N  
Calgary, Alberta

MLS # A2343955

**\$535,000**

|                  |                            |               |                   |
|------------------|----------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park              |               |                   |
| <b>Type:</b>     | Residential/House          |               |                   |
| <b>Style:</b>    | Bungalow                   |               |                   |
| <b>Size:</b>     | 1,190 sq.ft.               | <b>Age:</b>   | 1950 (76 yrs old) |
| <b>Beds:</b>     | 1                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached     |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | None            | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Other           | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks     |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Skip the line at City Hall. This 47' x 120' (approx. 5,640 sq ft) Highland Park lot on Centre Street NE is already zoned M-C1 for multi-residential. It comes with an in progress development permit for an 8-plex and a land use redesignation application to MU-2 under review with the City of Calgary. Build up to 6-plex with current M-C1 or see the MU-2 application through and plan something bigger, with room for ground-floor commercial on a busy main-street corridor. Rear lane access, a double detached garage and a parking pad make site access and staging easy. Sold as-is for land value only Priced below the 2026 City assessment! Minutes to Downtown, 16 Ave, Deerfoot Trail and the airport, with rapid transit on Centre Street and a spot on the City's planned Green Line North corridor. Plans and details available.