



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3608 Centre B Street NW
Calgary, Alberta

MLS # A2344316



\$660,000

Division:	Highland Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,062 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Double Vanity, High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Second Dryer, Second Electric Stove, Second Refrigerator, Second Washer

Situated on a generous 45' x 120' lot, this versatile 3-level split offers an excellent opportunity for homeowners, investors, or multi-generational families. The bright main residence features large windows, an updated kitchen with white cabinetry, stainless steel appliances and modern backsplash, a beautifully renovated full bathroom, and new upper-level flooring completed in 2026. The functional layout offers 3 bedrooms, 2 full bathrooms and approximately 1,085 sq. ft. above grade, along with a spacious lower-level STUDIO LEGAL SUITE complete with its own kitchen, bathroom and living area. Furnace was replaced in 2018. Adding to the property's income potential, the garage is currently rented for \$300 per month. Located in an established inner-city neighbourhood with convenient access to Centre Street, transit, schools, shopping, amenities and downtown Calgary, this property offers a rare combination of location, flexibility and rental potential. An excellent opportunity to live in, rent out, or hold for the future.