



GRASSROOTS
REALTY GROUP

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4015 Centre B Street NW
Calgary, Alberta

MLS # A2349964



\$699,000

Division:	Highland Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,723 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: In basement - Washer, Dryer, Refrigerator

Opportunity knocks in the mature, inner-city community of Highland Park! This 4-level split offers over 2,300 sq. ft. of total living space on a 50' x 120' R-C2 lot, presenting an incredible investment property or future rebuild project. The main level features a bright living room and a kitchen with a dining area, while the upper level offers well-sized bedrooms and a full bath. The illegal basement suite includes its own living area, kitchenette, bedroom and a spacious den, offering options for extended family or added income potential. Parking is a standout feature, with both a single attached and a detached garage with it's own workshop built in, ideal for extra vehicles, and storage. The location is hard to beat: steps to Centre Street, minutes to McKnight Blvd, 16 Ave N, Edmonton Trail and Deerfoot Trail, and about a 10-minute drive to downtown. Close to schools, parks and amenities, this is a rare opportunity in an established inner-city location! Live in it, rent it out, or hold it while you plan your next build.