

4416 Centre A Street NE
Calgary, Alberta

MLS # A2166292



\$950,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	874 sq.ft.	Age:	1956 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Rectangular Lot, Sloped D		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Electric Stove, Refrigerator

Hello, Gorgeous! Your future development awaits with this lot in the highly desirable Highland Park community of Calgary. Zoned R-CG, and measuring 50' x 130', this rare opportunity is situated on Centre A Street Northeast, featuring a front-to-back slope which could be ideal for walk-out basements and backing onto a lane, adding tremendous value to your project. The area is highly sought after for its vibrant community atmosphere, excellent schools, parks, and easy access to downtown Calgary via Centre Street and Edmonton Trail. Key Features: - Combined lot size: 100' x 130' (if purchased with neighbouring lot 4412) - Zoned R-CG with potential for up to 9 units (combined with 4412) - Prime location in the growing Highland Park community - The R-CG zoning offers flexibility for row homes, detached, duplex which can include secondary units or backyard units with the potential to create 9 units combined over both lots - Close to Confederation Park, Nose Hill Park, and major bike paths - Access to top schools including Buchanan Elementary and James Fowler High School - Amazing access via public transit, and major roads making commuting a breeze Highland Park isn't just another neighbourhood - it's a community that sells itself. With direct access to downtown via Centre Street and Edmonton Trail, it offers proximity to parks, bike paths, Confederation Park, and Nose Hill Park. This area is on the rise, with schools like Buchanan Elementary and James Fowler High School making it an attractive option for families. Plus, the growing commercial and industrial footprint of the area adds even more long-term value. The R-CG zoning offers flexibility for townhomes or infill projects that are in high demand, with the potential to create 9 modern units. And in this location, they won't last long on the

market. Whether you're an investor looking to expand your portfolio or a developer seeking your next project, this is a golden opportunity to build in a neighbourhood with excellent growth potential. Properties are being sold together so please review MLS #A2166242 when considering this property. Combined price \$1,900,000 when purchased with 4412 Centre A Street NE