

# \$415,000 - 3804 Centre A Street Ne, Calgary

MLS® #A2240103

**\$415,000**

3 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Hereâ€™s your chance to secure unmatched value in a sought-after, quiet cul-de-sac in the heart of the city. Whether youâ€™re looking for a turnkey rental, multi-generational living, or a future redevelopment site, this fully updated legal suited bungalow checks every box! **PROPERTY HIGHLIGHTS:** 1) LEGAL basement suite with separate entrance 2) Separate laundry & kitchens on both levels 3) 2 bedrooms upstairs + 1 bedroom downstairs 4) 2 full bathrooms, 2 living rooms, 2 dining rooms 5) Huge 2-tier walk-out deck rebuilt in 2016 6) Newer furnace & hot water tank (2017) 7) Ample parking & privacy in a quiet cul-de-sac

**UNBEATABLE LOCATION:** 1) Minutes to Deerfoot Trail and Downtown core 2) Steps to Centre Street, schools, shops, and transit 3) Close to major bus routes: #3, #301 (Downtown), #300 (Airport)

## REDEVELOPMENT POTENTIAL:

Located in a high-demand inner-city area with active infill developments nearby â€” this property offers strong long-term appreciation potential.

Exciting News! A major real estate development project is launching nearby â€” an incredible once-in-a-lifetime opportunity for savvy investors. Buy now and benefit from future growth! Donâ€™t miss out â€” book your private showing today! Whether you plan



to rent out, live in, or rebuild, this is the one youâ€™ve been waiting for!

Built in 1910

**Essential Information**

MLS® #	A2240103
Price	\$415,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3804 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A6

**Amenities**

Parking	Off Street
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**Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Refrigerator, Washer, Washer/Dryer, Built-In Refrigerator, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

**Exterior**

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Environmental Reserve, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	58
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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