



GRASSROOTS
REALTY GROUP

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3216 Centre Street NE
Calgary, Alberta

MLS # A2236092



\$618,500

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	958 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Carport, Driveway, Front Drive, Off Street, R		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	MU-1 f4.0h23
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: na

Located in the sought-after community of Tuxedo Park, this property offers a rare combination of charm, rental income, and redevelopment potential. Sitting on a large lot with MU-1 zoning, this is an ideal opportunity for investors, developers, or those looking for a mortgage helper. 2 Separate Suites (Illegal Basement) with a Rear Separate Entrance 2 Bedrooms Up & 1 Bedroom Down, Shared Laundry, Original Hardwood Floors, Newer Roof for peace of mind, 100 amp panel, Single Detached Garage, Covered Rear Carport, Huge Front Driveway with extra parking space and a great Spacious Backyard. Enjoy Quick access to downtown via Centre Street Steps to public transit, shops, and amenities. Whether you choose to redevelop under MU-1 zoning or hold as a rental property, this home offers incredible potential in one of Calgary's established inner-city neighborhoods. Don't miss out.