



GRASSROOTS
REALTY GROUP

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3804 Centre A Street NE
Calgary, Alberta

MLS # A2240103



\$435,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	753 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Environmental Reserve, Landscaped, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Here's your chance to secure unmatched value in a sought-after, quiet cul-de-sac in the heart of the city. Whether you'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 — this property offers strong long-term appreciation potential. Exciting News! A major real estate development project is launching nearby — an incredible once-in-a-lifetime opportunity for savvy investors. Buy now and benefit from future growth! Don't miss out — book your private showing today! Whether you plan to rent out, live in, or rebuild, this is the one you've been waiting for!