



11, 3726 Centre Street NE  
Calgary, Alberta

MLS # A2258124



**\$159,900**

**Division:** Highland Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 632 sq.ft. **Age:** 1971 (55 yrs old)

**Beds:** 1 **Baths:** 1

**Garage:** Assigned, On Street, Parking Lot, Stall

**Lot Size:** -

**Lot Feat:** -

**Heating:** Forced Air

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 330

**Basement:** None

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C2 d153

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Open Floorplan

**Inclusions:** N/A

Incredible opportunity for first-time buyers, investors, or those looking to downsize. This charming 1-bedroom condo offers over 632 sq ft of living space with a private entrance and side porch. The open-concept layout flows seamlessly from the living and dining areas to a large, private, covered balcony — perfect for your morning coffee. The bright and spacious primary bedroom features large windows overlooking the balcony and generous closet space. The updated kitchen includes sleek cabinetry, newer stainless steel appliances, and a stacked washer and dryer conveniently located in the utility room. Additional upgrades include a newer furnace and hot water tank. Enjoy the convenience of 1 Assigned parking stall\*\* (#11) included in condo fees. Located just minutes from downtown, schools, parks, shopping, and public transit, with quick access to Trans Canada, McKnight and Deerfoot Trail. Move-in ready with an excellent value and priced to sell — book your showing today with your favorite Realtor!