



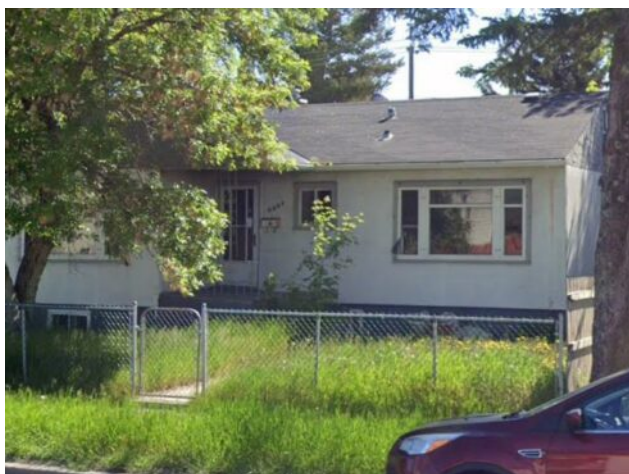
GRASSROOTS
REALTY GROUP

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3520 Centre Street NE
Calgary, Alberta

MLS # A2262801



\$579,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,192 sq.ft.	Age:	1949 (76 yrs old)
Beds:	1	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/a

This property is being sold as is for land value only. It comes with a conditional Development Permit for a 6-plex, offering excellent potential and flexibility for redevelopment. The lot measures 47' x 120' and is ideally located on Centre Street, providing convenient access to Downtown, Deerfoot Trail, and other major city routes. Public transit is just steps away, including access to the future Green Line.