



GRASSROOTS
REALTY GROUP

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614 Centre A Street NW
Calgary, Alberta

MLS # A2265564



\$848,000

Division:	Crescent Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,735 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Converted Garage, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot, Street Lighting, Views		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Brick, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Discover an exceptional opportunity in Crescent Heights! Welcome to 614 Centre A Street NW — an inviting two-storey home located just three houses from the ridge, backing onto a peaceful ravine and showcasing stunning downtown Calgary views. Offering 1,735 sq. ft. of comfortable living space, this charming property features 4 bedrooms, 2.5 bathrooms, and a detached garage with 3 parking spaces. The main level exudes warmth and character, highlighted by a formal living and dining area with laminate floors and bright bay windows. The spacious kitchen boasts stainless steel appliances, a large island, and modern white cabinetry for all your storage needs. Upstairs, you’ll find three well-sized bedrooms plus a bonus room, providing plenty of space for family living. The partially finished basement with a separate entrance offers excellent potential for future development or customization. Whether you’re looking to move in, renovate, or build your dream home with a front-drive garage, this property delivers endless possibilities. Enjoy a private backyard, tranquil surroundings, and unbeatable access to Prince’s Island Park, the Bow River pathways, and downtown Calgary.