



GRASSROOTS
REALTY GROUP

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3804 Centre A Street NE
Calgary, Alberta

MLS # A2270804



\$419,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	741 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	2
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:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Exceptional Inner-City Opportunity & Legal Suited Bungalow on Quiet Cul-de-Sac! Discover incredible value in this fully updated legal-suited bungalow tucked away on a quiet cul-de-sac in the heart of the city. Perfect for investors, families, or redevelopment, this property offers flexibility, privacy, and strong long-term potential. Highlights: • LEGAL basement suite with separate entrance & ideal mortgage helper or rental income • Separate laundry and full kitchens on both levels • 2 bedrooms up + 1 down, 2 full bathrooms, 2 living & dining areas • Expansive two-tier walk-out deck rebuilt in 2016 & great for entertaining • Newer furnace & hot water tank (2017) • Ample parking & private yard in a quiet location Unbeatable Location: • Minutes to Deerfoot Trail and Downtown • Steps to Centre Street, schools, shops, and transit • Close to major bus routes: #3, #301 (Downtown) and #300 (Airport) Investment & Redevelopment Potential: Located in a high-demand inner-city area with active infill developments nearby, this home offers excellent appreciation potential. Recent upgrades include new basement tiles and bathtub, making it ready to rent, live in, or hold for future redevelopment. Don't miss this rare inner-city opportunity & book your private showing today!