



**GRASSROOTS**  
REALTY GROUP

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**8, 3726 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2274334**



**\$229,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Townhouse		
<b>Size:</b>	907 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 405
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C2 d153
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Welcome to Unit 8 at 3726 Centre Street NE, a beautifully updated two-storey townhouse nestled in Calgary's vibrant Highland Park community. This charming home offers 908 square feet of thoughtfully designed living space, featuring two spacious bedrooms, a renovated four-piece bathroom, and a stylish kitchen with stainless steel appliances and a bright living room. Hardwood flooring throughout the main level for a warm and modern feel. The property comes with one parking stall on the back of the building. The location is unbeatable: located in Highland Park, just 5 minutes to downtown. Across the street from Buchanan Elementary, and minutes from Georges P. Vanier Junior High and James Fowler High School. - Surrounded by green spaces like Queens Park, Confederation Park, and Highland Park Off-Leash Area. Walkable access to Latino Food Market, Tim Hortons, Lina's Italian Market, and Safeway. With its excellent location, functional design, and great value, this property is a must-see. Don't miss out on owning this unit in one of Calgary's most accessible neighborhoods!