



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

MLS # A2274334



\$229,000

Division:	Highland Park		
Type:	Residential/Other		
Style:	Townhouse		
Size:	907 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d153
Foundation:	Poured Concrete	Utilities:	-
Features:	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!