



3310 Centre Street NE
Calgary, Alberta

MLS # A2135831



\$850,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	944 sq.ft.	Age:	1949 (75 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Insulated, Oversized, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Rare Find for Developers, Investors, and Home Business Owners!! - Unlock the potential of this exceptional property, perfect for various income opportunities and situated in a prime location which is easy access to downtown, all major roads, and highways. This bungalow is set on a 50ft x 120ft M-C1 lot, a multi-residential designation ideal for 3 to 4 storey apartment buildings and townhouses. It highlights (1) 1800 sq ft of total living space featuring 2 spacious bedrooms, a full bathroom, a living room, and a kitchen on the main level; (2) a DEVELOPED BASEMENT with a separate entrance offering 2 additional bedrooms, a full bathroom, a kitchenette, and a huge family room. This setup provides privacy and versatility for extended family living or a home office space; (3) AMPLE PARKING with 2 parking stalls in the front yard, additional 3-car parking space on the driveway, and a double insulated garage at the alley; (4) a secured and heated GARAGE workshop with large windows, situated above the double garage, offers additional storage or can be used as a home business office, yoga studio, home care space, or workshops. The upcoming LRT Green Line increases the land value and provides fast and frequent transit service connecting to hundreds of key destinations throughout the city. Don't miss out on this rare opportunity to invest in a property with versatile uses for Land Redevelopment, A Small Home Business, Rental Investment Opportunity, or a Principal Home. Contact Today to schedule a viewing and explore the endless possibilities this unique property has to offer.