



**4107 Centre Street NW**  
**Calgary, Alberta**

**MLS # A2178558**



**\$989,500**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1953 (71 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

**ATTENTION ALL BUILDERS OR INVESTORS!!!!** This is a prime inner city location to build a mixed use (commercial and or residential) or use as a self proprietor/owner occupied building! For sale are two lots and they must be sold together, for a combination of a hundred feet of frontage by one hundred and thirty feet deep, totaling 13,000 sqft. The allowable contextual height is 15 meters, allowing for a mixed use commercial and residential building site. Currently onsite are two great revenue properties generating \$6,300/month, providing great income and or a great holding property awaiting building approvals. High visibility traffic location, offering transit at your doorstep, close to all levels of shopping, quick access to Deerfoot Trail, and a short commute to downtown. Exciting and rare inner city building opportunity, to build into the future in our busy and growing city environment!!