

# \$979,900 - 4324 Centre A Street Ne, Calgary

MLS® #A2229161

**\$979,900**

3 Bedroom, 2.00 Bathroom, 815 sqft

Residential on 0.10 Acres

Highland Park, Calgary, Alberta

Unlock the potential of this expansive 75' x 130' lot (9,750 sq ft) on a tranquil street in the dynamic Highland Park community, zoned R-CG for maximum development flexibility. Units 4324 and 4326 must be sold together for a combined price of \$979,000, presenting a rare opportunity for developers and investors. This oversized lot supports multi-family builds, such as 4-6 row townhouses or a semi-detached home plus a detached home, each with suited basements for up to 12 dwelling units (6 primary + 6 secondary suites), all eligible for separate addresses to enhance rental appeal. With a backlane for private garage access, ample space remains for parking and outdoor amenity areas. The east-facing orientation offers potential for stunning views with a two-storey design, elevating long-term value. Located in vibrant Northwest Calgary, this lot is close to transit (potentially qualifying for reduced parking requirements), parks, amenities, and downtown, making it ideal for creating affordable housing in a high-demand area. Seize this chance to shape Highland Park's evolving growth story with a prime, oversized lot!

Built in 1957

## Essential Information

MLS® # A2229161

Price \$979,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 815                    |
| Acres          | 0.10                   |
| Year Built     | 1957                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4324 Centre A Street Ne |
| Subdivision | Highland Park           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 3B1                 |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | See Remarks                                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Private Entrance, Private Yard               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                              |
| Construction      | Stucco                                       |
| Foundation        | Poured Concrete                              |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | June 9th, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 74   |
| Zoning         | R-CG |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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