



# 3414 Centre Street Calgary Alberta

\$595,000

Solid bungalow for Investor/Homeowner and Builder, Zoned MC-1 (42'x120'), Development Approved for a 4-plex - Saving Time and Money! This sought-after location along the future Green Line on Centre ST North - OPTIONS - Solid 4 bedrooms and 2 baths, potential for basement suite subject to the city's approval and permitting OR has already received conditional approval for a 4-plex development. DESIGN PLANS are Included - Each unit is approximately 1200 sq. feet, with 3 bedrooms and a rooftop patio (optional plan for a main level bedroom with full baths, two large bedrooms with two full baths on the upper level, rooftop patio - design ideal for share housing). With the Development Permit in place, you may start the Building Permit application immediately. The solid bungalow is ideal as a holding property if not ready to build. The main level has a bright and spacious living room, a large kitchen with an eating area, a large primary bedroom, a second bedroom, and a 4-piece bath. The basement with a separate back entrance has two additional bedrooms and a 4 piece bath. The property was recently painted and also been updated throughout the year; furnace 2016, hot water tank 2019, roof shingle and attic insulation 2020, and underground sewer line upgrade 2020. Call your favourite Realtor for this great property! (id:6769)

- Bedroom 15.00 Ft x 8.00 Ft
- 4pc Bathroom 5.00 Ft x 10.00 Ft
- Primary Bedroom 11.50 Ft x 12.00 Ft
- Bedroom 8.00 Ft x 12.00 Ft

- Bedroom 14.00 Ft x 10.00 Ft
- 4pc Bathroom 5.00 Ft x 7.00 Ft
- Living room 12.00 Ft x 10.00 Ft
- Other 12.00 Ft x 16.00 Ft

Listing Presented By:

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First Place Realty

<http://www.palrealestate.ca/>



See

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