



# 3414 Centre Street Calgary Alberta

\$659,900

Investor and Builder, MC-1 lot Development Approved for a 4-plex - Saving Time and Money! This sought-after location along the future Green Line already has approval for a 4-plex development. Each unit is approximately 1200 sq. feet, with 3 bedrooms and 2 and half baths, and rooftop patio (available plan for a main level bedroom with full baths, two large bedrooms and two full bath in the upper level, rooftop patio - design ideal for share housing). With the Development Permit in place, you may start the Building Permit application right away or continue to hold the property. 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 also has 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 14.00 Ft x 10.00 Ft

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

3pc Bathroom 5.00 Ft x 7.00 Ft

Listing Presented By:



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See

**Mirror**

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