



## 3707 Centre A Street Calgary Alberta

\$630,000

Amazing Location! Excellent views abound from this elevated lot. Unique opportunity to own a 50 ft wide and 120 ft deep lot in Highland park, just steps away from Centre Street and the future Green LRT Stop. Raised Up/Down Bungalow with Illegal WALKOUT SUITE on lower level. Bright, spacious and open living areas. Large kitchens and bedrooms. Parking pad and single garage off of alley access. Many upgrades throughout. This area is a hub of redevelopment activity. Walking distance to Buchanan School and few blocks away from James Flower High School and Highland Park Community Centre. Off leash dog parks, frisbee golf, former Highland Park Golf Course green space all close by as well as great access to downtown and the airport. Transit, shopping and amenities close by. Investment opportunities to build now or rent and build later. Book your showing today! (id:6769)

Bedroom 11.75 Ft x 11.67 Ft

Bedroom 11.67 Ft x 7.75 Ft

Den 11.75 Ft x 16.58 Ft

Kitchen 12.67 Ft x 14.25 Ft

Storage 7.83 Ft x 2.92 Ft

4pc Bathroom Measurements not available

Furnace 12.67 Ft x 14.75 Ft

Foyer 13.33 Ft x 11.42 Ft

Kitchen 12.50 Ft x 14.75 Ft

Living room 12.58 Ft x 12.08 Ft

Dining room 12.58 Ft x 9.58 Ft

Family room 12.58 Ft x 17.67 Ft

Primary Bedroom 12.75 Ft x 13.58 Ft

Bedroom 12.83 Ft x 11.58 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX First

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



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)