



## 4007 Centre A Street Calgary Alberta

\$719,900

Located in desirable Highland Park, this character Bungalow is situated on a 50 x 120 foot lot with R-CG zoning. Steps to the incoming North and South BRT bus stops and (the future planned Green Line LRT station, to be determined). This is a fantastic opportunity for redevelopment or as a revenue producing asset. This charming home features 800 sqft main floor, 2 bedroom, 1 bath unit with an abundance of natural light, hardwood and tile throughout, and a 4 piece bathroom with a soaker tub. The large kitchen features lots of cabinet space, a breakfast bar with seating for 3 and a picturesque window overlooking the rear patio and West facing backyard. Supplement your income from the illegal 2 bedroom basement suite at 771 sq ft, complete with separate entrance and walkout access to the rear yard. Each floor features its own laundry area plus a shared utility/ storage room in the basement. Enjoy the beautifully landscaped large and treed backyard complete with rock garden and patio, beautiful Eastern views and incredible sunrises. This great property in an ideal location, is perfectly setup for rental income while you plan your redevelopment. Opportunities like this are rare, so don't miss out on investing in Highland Park today! (id:6769)

Laundry room 3.18 M x 1.88 M

Furnace 1.83 M x 1.17 M

Living room 3.99 M x 3.56 M

Kitchen 4.37 M x 3.20 M

Dining room 3.91 M x 2.57 M

Primary Bedroom 3.61 M x 3.07 M

Bedroom 3.12 M x 2.46 M

4pc Bathroom 2.84 M x 1.58 M

Family room 4.88 M x 4.01 M

Kitchen 3.99 M x 2.23 M

Bedroom 3.99 M x 2.36 M

Bedroom 2.97 M x 2.59 M

4pc Bathroom 1.85 M x 1.35 M

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.jessesinclair.com/>



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