



4324 Centre A Street Calgary Alberta

\$979,900

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! (id:6769)

Bedroom 13.42 Ft x 10.75 Ft

4pc Bathroom Measurements not available

Other 15.00 Ft x 9.50 Ft

Bedroom 10.92 Ft x 8.92 Ft

4pc Bathroom Measurements not available

Primary Bedroom 11.67 Ft x 10.83 Ft

Living room 18.42 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

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



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