



3322 Centre B Street Calgary Alberta

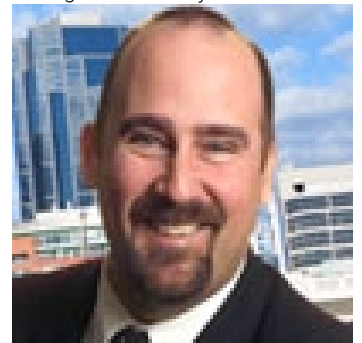
\$649,900

MAJOR PRICE IMPROVEMENT! READY TO MOVE! CHARMING INNER-CITY BUNGALOW ON A 50' X 120' LOT WITH FUTURE REDEVELOPMENT POTENTIAL! Located in the established community of HIGHLAND PARK, this CUTE AND LIVABLE BUNGALOW offers a great opportunity for buyers looking for an affordable inner-city home with a large yard, investors looking for a holding property, or those considering redevelopment in the future. The home is vacant, professionally cleaned and ready for IMMEDIATE POSSESSION. The main level offers approximately 830.47 SQ. FT. with 2 BEDROOMS, a comfortable living room, functional kitchen, full bathroom and mudroom. Outside, enjoy a spacious EAST-FACING BACKYARD, an OVERSIZED HEATED DOUBLE DETACHED GARAGE, EXTRA PARKING ALONG THE SIDE OF THE HOUSE, and a GAS LINE FOR BBQING. Live in and enjoy the home as it is, make updates over time, rent it out as a holding property, or explore the FUTURE REDEVELOPMENT POTENTIAL of the large lot, including the possibility of a SIDE-BY-SIDE DUPLEX or other development options (subject to City of Calgary approval). The convenient INNER-CITY LOCATION provides quick access to DOWNTOWN CALGARY, SAIT, UNIVERSITY OF CALGARY, FOOTHILLS MEDICAL CENTRE and ALBERTA CHILDREN'S HOSPITAL. Nearby amenities include CONFEDERATION PARK, NOSE HILL PARK, THORNCLIFFE AQUATIC & RECREATION CENTRE, golf courses, playgrounds, schools, walking and cycling pathways, shopping, restaurants and everyday services. With easy access to major roadways, this property offers the opportunity to MOVE IN TODAY, HOLD FOR THE FUTURE, OR REDEVELOP WHEN THE TIME IS RIGHT. Offered AS IS, WHERE IS. (id:6769)

Bedroom 12.25 Ft x 8.33 Ft
Office 12.42 Ft x 10.00 Ft
Laundry room 8.50 Ft x 12.92 Ft
Storage 18.83 Ft x 20.08 Ft
Storage 11.50 Ft x 10.25 Ft
Foyer 5.00 Ft x 4.00 Ft

Other 2.92 Ft x 5.67 Ft
Living room 11.92 Ft x 15.08 Ft
Kitchen 12.92 Ft x 10.17 Ft
Primary Bedroom 12.00 Ft x 11.83 Ft
Bedroom 10.50 Ft x 12.08 Ft
3pc Bathroom 7.42 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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