



# 4008 Centre A Street Calgary Alberta

\$699,900

Good redevelopment possibilities for investor or first time buyer. M-C1 zoning. Welcome to the desirable inner-city community of Highland Park. Located one block from Centre Street and the major transit route to downtown. Illegal suited walkout bungalow. The main floor features 9 ft. ceilings, bright living area, updated kitchen, full bath, and 2 spacious bedrooms. The basement is fully finished with separate entrance features 2 bedrooms, full bath, kitchen and living room. Excellent Holding Property with 2 very rentable units. Live up - rent down, live down rent up, rent both! Some great options for the right buyer. Close to Downtown and major bus routes, schools and shopping. Must see! (id:6769)

- 4pc Bathroom 7.33 Ft x 5.58 Ft
- Bedroom 12.92 Ft x 9.50 Ft
- Bedroom 13.00 Ft x 9.08 Ft
- Breakfast 7.33 Ft x 8.83 Ft
- Kitchen 12.50 Ft x 8.58 Ft
- Laundry room 12.58 Ft x 9.50 Ft
- Living room 13.00 Ft x 12.75 Ft

- 4pc Bathroom 5.50 Ft x 8.33 Ft
- Bedroom 10.42 Ft x 11.67 Ft
- Dining room 14.50 Ft x 13.67 Ft
- Kitchen 11.33 Ft x 11.67 Ft
- Living room 12.25 Ft x 14.67 Ft
- Primary Bedroom 14.50 Ft x 9.08 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

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

**RE/MAX Realty Professionals**

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