

\$409,000 - 3804 Centre A Street Ne, Calgary

MLS® #A2240103

\$409,000

3 Bedroom, 1.00 Bathroom, 753 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Here's your chance to secure unmatched value in a sought-after, quiet cul-de-sac in the heart of the city. Whether you're looking for a turnkey rental, multi-generational living, or a future redevelopment site, this fully updated legal suited bungalow checks every box! **PROPERTY HIGHLIGHTS:** 1) LEGAL basement suite with separate entrance 2) Separate laundry & kitchens on both levels 3) 2 bedrooms upstairs + 1 bedroom downstairs 4) 2 full bathrooms, 2 living rooms, 2 dining rooms 5) Huge 2-tier walk-out deck rebuilt in 2016 6) Newer furnace & hot water tank (2017) 7) Ample parking & privacy in a quiet cul-de-sac

UNBEATABLE LOCATION: 1) Minutes to Deerfoot Trail and Downtown core 2) Steps to Centre Street, schools, shops, and transit 3) Close to major bus routes: #3, #301 (Downtown), #300 (Airport)

REDEVELOPMENT POTENTIAL:

Located in a high-demand inner-city area with active infill developments nearby – this property offers strong long-term appreciation potential.

Exciting News! A major real estate development project is launching nearby – an incredible once-in-a-lifetime opportunity for savvy investors. Buy now and benefit from future growth! Don't miss out – book your private showing today! Whether you plan



to rent out, live in, or rebuild, this is the one youâ€™ve been waiting for!

Built in 1910

Essential Information

MLS® #	A2240103
Price	\$409,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	753
Acres	0.07
Year Built	1910
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3804 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A6

Amenities

Parking	Off Street
---------	------------

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Electric Range, Electric Stove, Refrigerator, Washer, Washer/Dryer, Portable Dishwasher
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Rectangular Lot, Environmental Reserve
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	87
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.