

\$808,900 - 3802 Centre A Street Ne, Calgary

MLS® #A2089846

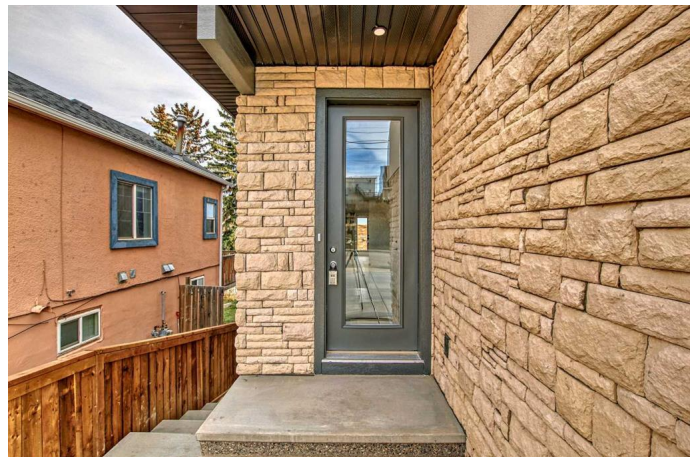
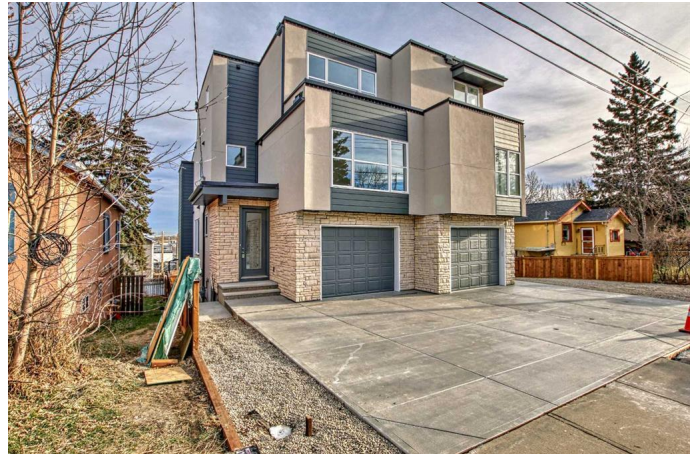
\$808,900

4 Bedroom, 5.00 Bathroom, 2,411 sqft

Residential on 0.06 Acres

Highland Park, Calgary, Alberta

Welcome to this stunning 2410 sq ft RMS above grade (builder size 2313 sq ft above grade) custom built brand new infill. Curb appeal is enhanced by a stylish blend of high quality low maintenance stone, acrylic stucco and composite Hardie board siding. Spacious main floor entry with an incredible sense of arrival, closet and direct entrance to oversized single garage, which is complete with insulation, drywall, large concrete pad, room enough for 2 cars, equipped with door opener and remotes as well. Please note very rare to enjoy an attached garage entrance in most modern infills! Next is the gourmet kitchen - transition across your luxury hardwood flooring through this open floor plan and you will witness how elaborately equipped it truly is! Well thought out to enhance the cooking preparation experience with high quality quartz countertops and an amazing island to match, soft close feature on all drawers and custom cabinets, breakfast and eating bar, pendant lighting, stainless steel Samsung appliances and all efficiently arranged for your convenience - get ready to enjoy! Spacious main floor living room is an oasis complete with a Kingsman gas fireplace located ideally on the inner wall and so much space for all your furniture placement. Step out your living room and enjoy the raised dura-deck decking, loads of room for your patio furniture, BBQ and elevated views to the east! Second level leads to an abundance of space with two bedrooms, both complete with 4 and 5 pc ensuite baths,



large walk-in closets and the primary retreat is equipped with a stylish free standing soaker tub, double vanities, stand up shower with tile accents and more amazing elevated views to the east! For the utmost of convenience the laundry room with matching quartz counter tops and sink located on this level as well,. High end flooring throughout with deluxe engineered hardwood, luxury carpet with 8oz underlay and designer ceramic tile. Third level loft offers all kinds of potential, will it be the 4th bedroom with 3pc ensuite bath and walk-in closet, or the perfect home office, or the quiet family room away from it all? Stepping down to the fully developed walkout basement area you will find another spacious bedroom, 3 pc bath with full ceramic tile shower surround, large family/rec room, 2 storage areas and a walkout to the very private, fully fenced yard complete with concrete patio. Lower level is also roughed in for in-floor heat if ever required. Heat system is already supported by double furnace system with 2 thermostats. Loads of natural daylight throughout and with such an incredible and unique floorplan is an absolute must to see! Floorplan is perfect for the young professional couple or family with growing children. Progressive new home warranty included by builder. This quiet "no through traffic" location is conveniently close to future C-Train station, downtown, all transit, traffic routes, schools, restaurants, and shopping.

Built in 2023

Essential Information

MLS® #	A2089846
Price	\$808,900
Sold Price	\$785,000
Bedrooms	4
Bathrooms	5.00

Full Baths	4
Half Baths	1
Square Footage	2,411
Acres	0.06
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Sold

Community Information

Address	3802 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A6

Amenities

Parking Spaces	2
Parking	Driveway, Garage Faces Front, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, See Remarks

Roof	Membrane
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2023
Date Sold	March 28th, 2024
Days on Market	144
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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