

\$699,900 - 3827 Centre B Street Nw, Calgary

MLS® #A2117263

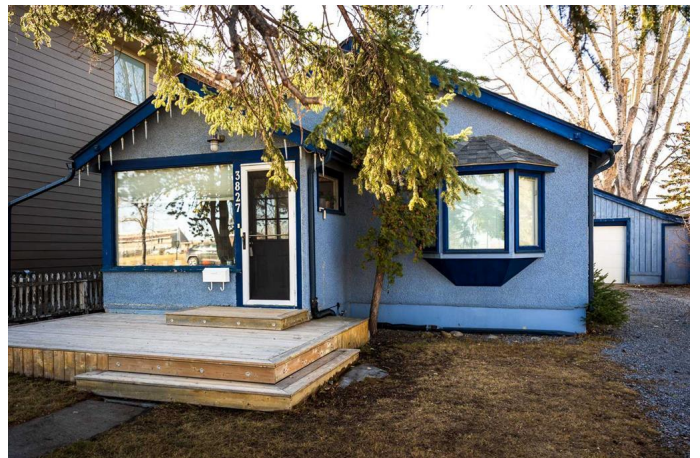
\$699,900

1 Bedroom, 1.00 Bathroom, 1,045 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Charming Bungalow with Potential for Dual Dwellings in a Prime Location! This Classic Bungalow with loads of Character sits on a 50 x 120 RC-2 Lot. Inside you will enjoy soaring Vaulted Ceilings, Brilliant bright light through the Skylights, and Spacious Kitchen with Sit-up Breakfast Bar. The Primary Bedroom has a Walk-in Closet and easily fits a King Size Bed. Solid Hardwood Floors sprawl throughout most of the Main Floor and Plush Carpets downstairs create a layer of warmth and coziness on your feet. The Front Living Room has a Gigantic Picture window to sit and watch your kids walk to School across the street. They can go play at the Playground until their hearts are content. The Family Room has a Wood Burning Fire Place to offer heat and there's Built-in Lighting around the Mantle to create a relaxing ambiance after a hard days work. There is an another room on the main floor that can be used as an Office. Downstairs you will find your Laundry Room, a Guest Room (window not full egress) and a Gigantic Rec Room that can be used as a Fantastic Movie Theater. The Back Yard has towering mature trees with tons of room for the Dogs to run around. The deck with Built-in Benches can accommodate a larger Wicker Patio Set for entertaining during Summer BBQ's. Kick back and relax around a Fire Pit or jump into the Hot Tub while listening to the Soothing sounds of your favorite Artists. The Oversized Single Attached Garage is Heated and has Benches, Storage, Cabinets and a



Wash Basin to clean yourself up after getting dirty working in the yard. This property is walking distance to Tim Horton's and other Amenities only a block away. Easy access to get to Downtown with a short commute and other access points to get you around town. Given this property sits on 2 lots already it could make subdividing easier if you are looking to Develop a New Duplex or hold as an Investment opportunity for Future development. This land has great potential and is looking for New Owners to enjoy the history and character of the existing home or create your Dream Home. Call your Favorite Realtor to view today!

Built in 1945

Essential Information

MLS® #	A2117263
Price	\$699,900
Sold Price	\$760,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	1,045
Acres	0.14
Year Built	1945
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3827 Centre B Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0W1

Amenities

Parking Spaces	4
Parking	Driveway, Heated Garage, Oversized, See Remarks, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Fire Pit, Other
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Level, Rectangular Lot, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 17th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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