

\$828,900 - 3800 Centre A Street Ne, Calgary

MLS® #A2120748

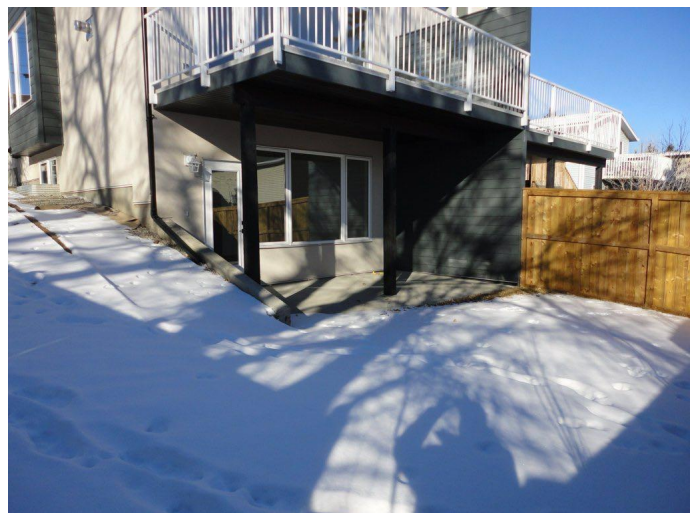
\$828,900

3 Bedroom, 5.00 Bathroom, 2,366 sqft

Residential on 0.08 Acres

Highland Park, Calgary, Alberta

Welcome to this brand new, stunning stunning 2,366 sq ft duplex on a quiet street in Highland Park. This home's curb appeal is blended with great quality enhanced by a blend of acrylic stucco, high quality low maintenance stone, and composite Hardie board siding. With a great private back yard and quite large side yard, you will have lots of room for outdoor entertaining and enjoyment. The main floor hosts lots of closet space and direct entrance to a single attached garage, which is complete with insulation, drywall, large concrete pad, and equipped with door opener and remotes. This kitchen really is a dream for the cook in your family. It's well thought out design enhances the cooking experience with high quality quartz countertops and an amazing island to match, soft close feature on all drawers and cabinets, breakfast and eating bar, pendant lighting, stainless steel Samsung appliances and all efficiently arranged for your convenience - get ready to enjoy! Luxury Hardwood floors tie the main floor together as you enjoy your oasis complete with a Kingsman gas fireplace located ideally on the inner wall so you have the utmost flexibility in your furniture arrangements. Just outside your living room, step out and enjoy a dura-deck deck with loads of room for your patio furniture, BBQ and elevated views. Your second level leads to two lovely bedroom suites, both complete with 4 and 5 pc ensuite baths, large walk-in closets. The primary suite is even equipped with a stylish free standing



soaker tub, double vanities, stand up shower with tile accents and more amazing elevated views to the east. An abundance of room to sort, dry, iron, and fold in a large and incredibly convenient laundry room with matching quartz counter tops and sink. The third level loft offers all kinds of potential, will you choose for it to be the 4th bedroom with 3pc ensuite bath and walk-in closet, the perfect home office, or the quiet family room away from it all? Or a combo of those options? The options are limitless. 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, two storage areas and a walkout to a private, fully fenced yard complete with concrete patio. The second, third, and basement levels have luxury carpet with 8oz underlay and bathrooms/laundry come with designer ceramic tile. The Basement level is also roughed in for in-floor heat if ever required. The 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! Progressive new home warranty included by builder. This quiet "no through traffic" location is conveniently close to a future C-Train station, downtown, all transit, traffic routes, schools, restaurants, and shopping.

Built in 2023

Essential Information

MLS® #	A2120748
Price	\$828,900
Sold Price	\$800,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4

Half Baths	1
Square Footage	2,366
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Sold

Community Information

Address	3800 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	Full, 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	April 7th, 2024
Date Sold	May 3rd, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 PowerRealty.ca
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