

\$818,000 - 4220 Center A Street Ne, Calgary

MLS® #A2124980

\$818,000

3 Bedroom, 2.00 Bathroom, 1,034 sqft
Residential on 0.13 Acres

Highland Park, Calgary, Alberta

Attention investors! This is your chance to own a highly sought-after corner lot in the heart of Highland Park. With R-C2 zoning and potential for increased zoning, this property is bursting with potential for redevelopment or as a revenue-generating asset. Location, Location, Location: Situated in the desirable Highland Park community, this property is close to amenities, schools, parks, and transit options. Zoning Potential: Currently zoned R-C2, with the possibility of rezoning for further development, making it ideal for future multi-family or mixed-use projects. Corner Lot: This spacious corner lot offers flexibility in design and ample space for creative development ideas. Income Potential: The property features a 3-bedroom suite on the upper level and a 3-bedroom illegal suite in the basement, complete with a separate entrance. A perfect setup for rental income while you plan your redevelopment.

Current Lease: The current tenant agreement runs through August, providing immediate revenue with room for extension or new leases. Act fast to secure this opportunity! With its ideal location and numerous development possibilities, this property is sure to attract significant interest. Don't miss out on this unique chance to invest in Highland Park.

Contact us today for more information and to schedule a viewing!



Built in 1953

Essential Information

MLS® #	A2124980
Price	\$818,000
Sold Price	\$800,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.13
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4220 Center A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E2Y9

Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
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Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 26th, 2024
Date Sold	May 31st, 2024
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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