

\$499,900 - 3714 3 Street Nw, Calgary

MLS® #A2148609

\$499,900

4 Bedroom, 3.00 Bathroom, 861 sqft

Residential on 0.11 Acres

Highland Park, Calgary, Alberta

Investors and developers, take note of this opportunity in the sought-after Highland Park neighborhood. This RC-2 zoned lot measures 40 feet wide by 120 feet deep, located on a quiet, tree-lined street. Whether you're considering building a custom home, a duplex, or even a carriage house, this property offers a range of possibilities, subject to City of Calgary approval. The area is a blend of new builds and well-kept older homes, giving the community its distinct character. Please note, the property is being sold for land value only and is offered as-is, where-is, with no warranties or representations. Highland Park is a prime location with easy access to parks, schools, shopping, and transit. Confederation Park is just five minutes away, while Nose Hill Park is a ten-minute drive. The property is also conveniently located just ten minutes from downtown, with quick access to Centre Street and Deerfoot Trail. Families will appreciate the proximity to James Fowler High School and Buchanan School, while post-secondary institutions like SAIT and the University of Calgary are only a short drive away. For recreation, The Winston Golf Club, Fox Hollow Golf Course, and Confederation Golf Course are all nearby. Additionally, the Bow River, Telus Spark Science Centre, and The Calgary Zoo are within a 15-minute drive, making this a well-connected and desirable area for future development.

Built in 1914



Essential Information

MLS® #	A2148609
Price	\$499,900
Sold Price	\$480,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	861
Acres	0.11
Year Built	1914
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	3714 3 Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0Z5

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Level, Rectangular Lot

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	September 13th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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