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3832 Centre Street NE  
Calgary, Alberta

MLS # A2186450



**\$920,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,064 sq.ft.	<b>Age:</b>	1951 (74 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Central
<b>Floors:</b>	Carpet, Tile, Vinyl
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Full, Suite
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Separate Entrance

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** None

**CORNER LOT !** This charming 3+2 bedroom bungalow is a fantastic opportunity for investors and builders! Situated on a huge 50' x 119' corner lot, the property boasts an illegal basement suite. Property was rented till November 2024. The lot's back alley access is a valuable asset, and its prime location directly facing a playground adds to its appeal. Conveniently located just a 9-minute drive to downtown, the property is steps away from Tim Hortons, and close to Bus stop, schools, parks, and other amenities. Zoned M-C1, this lot offers excellent potential for rental income and redevelopment with the approval of permits by the city. Don't miss out on this well-located gem!