



3804 Centre A Street NE, Calgary, Alberta - \$415,000



Main Photo

Property Description

Here's your chance to secure unmatched value in a sought-after, quiet cul-de-sac in the heart of the city. Whether you're looking for a turnkey rental, multi-generational living, or a future redevelopment site, this fully updated legal suited bungalow checks every box! PROPERTY HIGHLIGHTS: 1) LEGAL basement suite with separate entrance 2) Separate laundry & kitchens on both levels 3) 2 bedrooms upstairs + 1 bedroom downstairs 4) 2 full bathrooms, 2 living rooms, 2 dining rooms 5) Huge 2-tier walk-out deck rebuilt in 2016 6) Newer furnace & hot water tank (2017) 7) Ample parking & privacy in a quiet cul-de-sac

UNBEATABLE LOCATION: 1) Minutes to Deerfoot Trail and Downtown core 2) Steps to Centre Street,



schools, shops, and transit 3) Close to major bus routes: #3, #301 (Downtown), #300 (Airport)

REDEVELOPMENT POTENTIAL:

Located in a high-demand inner-city area with active infill developments nearby — this property offers strong long-term appreciation potential.

Exciting News! A major real estate development project is launching nearby — an incredible once-in-a-lifetime opportunity for savvy investors. Buy now and benefit from future growth! Don't miss out – book your private showing today! Whether you plan to rent out, live in, or rebuild, this is the one you've been waiting for!

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