

\$678,800 - 3831 Centre A Street Ne, Calgary

MLS® #A2247603

\$678,800

4 Bedroom, 2.00 Bathroom, 693 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Prime development opportunity in the heart of Highland Park! This spacious ~6,000 sq ft corner lot is zoned R-CG and ideally located just one block from Centre Street, offering outstanding potential for builders, investors, and developers.

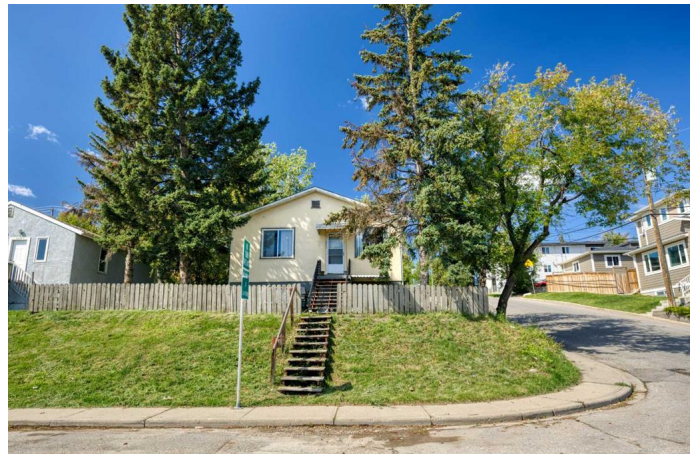
With land value at its core, this property provides the flexibility to redevelop into multi-unit housing, tapping into the strong demand in this desirable central location. The existing bungalow includes a 2-bedroom main floor suite and a 2-bedroom basement illegal suite with separate entrance, fresh paint, and new vinyl plank flooring for extra income potential. A new water tank has also been installed.

Commuters will love the easy access to major routes including the Trans-Canada Highway and Deerfoot Trail, as well as nearby public transit with a bus stop just steps away.

Highland Park is a community on the rise, offering urban convenience, green spaces, and a welcoming neighbourhood feel—perfect for an active lifestyle. Whether you're a builder, investor, or homeowner looking for future growth, this R-CG zoned property presents an exceptional opportunity.

Built in 1943

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2247603 |
| Price | \$678,800 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 693 |
| Acres | 0.14 |
| Year Built | 1943 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3831 Centre A Street Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3A5 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 4 |
| Parking | Off Street |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s) |
| Appliances | See Remarks |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite, Walk-Up To Grade |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

Date Listed August 11th, 2025
Zoning R-CG

Listing Details

Listing Office Jessica Chan Real Estate & Management Inc.

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