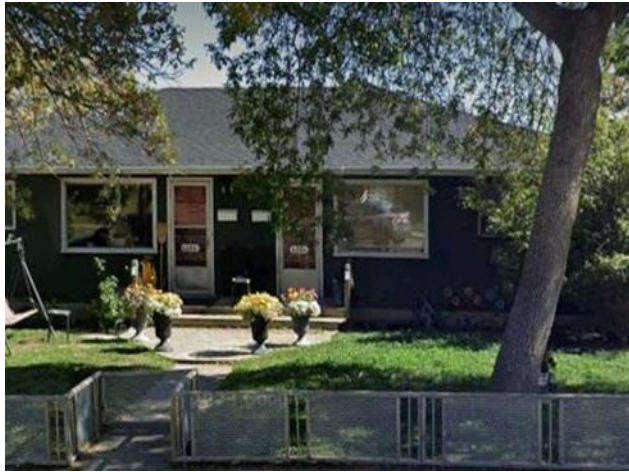


**4324 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2180625**



**\$400,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bungalow, Side by Side		
<b>Size:</b>	815 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Partially Finished

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Must be sold with the attached unit 4326. Total sale price for both units is \$1,200,000. Discover the potential of this massive 75' x 130' lot located on a quiet street in the vibrant and evolving community of Highland Park. Zoned RC-G, this property offers unparalleled flexibility for future builds, making it a dream for developers and investors alike. Currently home to a side-by-side duplex, each unit features both upper and lower living spaces, providing options for rental income or a holding property with a bit of TLC. The east-facing orientation offers the possibility of stunning views with a future two-storey build, adding to the property's long-term appeal. This prime location puts you in one of Northwest Calgary's most exciting neighborhoods, surrounded by amenities, parks, and easy access to downtown. Please note: Units 4324 and 4326 must be sold together. Don't miss your chance to secure this exceptional opportunity and be part of Highland Park's growth story!