

3812 Centre A Street NE
Calgary, Alberta

MLS # A2201075



\$850,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,962 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Fridge, stove, microwave hood fan, dishwasher

Welcome to this beautifully designed home, perfectly blending style, comfort, and functionality. Located in the sought-after community of Highland Park, this stunning 3 bedroom, 2.5 bathroom residence includes a double attached garage and a legal walk-out basement suite, ideal for a rental or multi-generational living. Step inside to a bright and spacious foyer with a built-in coat and shoe rack. Modern vinyl plank flooring flows throughout, leading to a sunlit open-concept living area. The elegant living room, complete with a sleek electric fireplace, seamlessly connects to the dining area and a chef-inspired kitchen. This dream kitchen features white cabinetry, quartz countertops, stainless steel appliances, and a large central island, perfect for entertaining or everyday meals. Upstairs, a generous bonus room provides the perfect retreat for family time or a home office. The level also features three spacious bedrooms, including the luxurious primary suite with a walk-in closet and a spa-like 4-piece ensuite. A convenient laundry room completes this floor. The fully finished walk-out basement boasts a self-contained legal suite with its own separate entrance. This stylish space includes a modern kitchen, cozy living area, 3-piece bathroom, and 1 bedroom, offering fantastic rental potential or comfortable accommodations for extended family and guests. Nestled on a quiet street, this home is just minutes from schools, shopping, transit, parks, and downtown, making it the perfect place to call home!