

**3812 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2201075**



**\$850,000**

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

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