

# \$824,888 - 1402 Centre A Street Ne, Calgary

MLS® #A2210279

**\$824,888**

2 Bedroom, 1.00 Bathroom, 681 sqft

Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

Attention Investors and Builders! Exceptional development opportunity! Prime 50' x 114' inner city lot. Sits on a quiet one way street while boasting access to the trans Canada hwy only a block away. Currently has a tenanted bungalow on the property, lease expires July 31. Tenants are willing to stay if buyer allows. 2 beds, 1 bath, detached garage. Seize the potential of this multi-residential property. Optimally located in the vibrant neighbourhood of Crescent Heights. Boasting M-CG zoning, this corner lot presents a unique potential for development, as well as a holding property while generating rental income. The sought-after Crescent Heights community is near downtown, and the demand for rental properties continues to soar. This property is a must see. A dream come true for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area.

Built in 1941

## Essential Information

MLS® #	A2210279
Price	\$824,888
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	681
Acres	0.13



Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1402 Centre A Street Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2Z9

### Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Laminate Counters
Appliances	Dryer, Gas Stove, Humidifier, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Level, Rectangular Lot, City Lot, Corner Lot, Few Trees, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	117
Zoning	M-CG

### Listing Details

Listing Office

Century 21 Masters

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