

# \$685,000 - 3719 Centre A Street Ne, Calgary

MLS® #A2214000

**\$685,000**

5 Bedroom, 2.00 Bathroom, 1,133 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

## ATTENTION BUILDERS AND INVESTORS!

Don't miss out on this spacious 5-bedroom (3+2), 2-bath bungalow in Highland Park, sitting on a 50'x120' lot with a basement suite (illegal) that has a separate entrance – ideal for multi-gen living, rental income, or future redevelopment. Central A/C (2022) ensures comfort for those hot summer days. The main floor features rich engineered hardwood flooring throughout, with a bright, open-concept living, dining, and kitchen area filled with natural light from large windows. The upgraded kitchen boasts SS appliances, quartz countertops, an island with an undermount sink, and ample cabinet and counter space for excellent storage and functionality. Completing the main level are three bedrooms and an updated 4-pc bathroom. Downstairs, you'll find a laundry/furnace room with a brand-new washer and dryer, plus a locking door to the basement suite (illegal). It includes a full kitchen with a full-size fridge and stove, an open-concept living/dining space, two bedrooms, and an updated 4-pc bathroom. Large windows and a separate entrance keep the suite (illegal) bright and private. The west-facing backyard is terraced, with large garden boxes, a wood deck, new fencing, an oversized double detached garage and 2 additional outdoor parkings or a RV parking spot. Other features include the landscaping, newer windows and the roof, water softener (2022), plus two high-efficiency furnaces



offering individual climate control for each level. Additional storage space in the attic. Walking distance to schools and offering easy access to shopping, transit, entertainment, and recreation, plus just minutes from Centre Street. With new infills and redevelopment nearby, this is a fantastic opportunity for investors, developers, or homeowners seeking long-term value. Book your showing today!

Built in 1939

**Essential Information**

MLS® #	A2214000
Price	\$685,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,133
Acres	0.14
Year Built	1939
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	3719 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A5

**Amenities**

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Parking Pad
# of Garages	4

**Interior**

Interior Features	Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Sloped Up
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	15
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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