

\$618,500 - 3216 Centre Street Ne, Calgary

MLS® #A2236092

\$618,500

3 Bedroom, 2.00 Bathroom, 958 sqft
Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Located in the sought-after community of Tuxedo Park, this property offers a rare combination of charm, rental income, and redevelopment potential. Sitting on a large lot with MU-1 zoning, this is an ideal opportunity for investors, developers, or those looking for a mortgage helper. 2 Separate Suites (Illegal Basement) with a Rear Separate Entrance 2 Bedrooms Up & 1 Bedroom Down, Shared Laundry, Original Hardwood Floors, Newer Roof for peace of mind, 100 amp panel, Single Detached Garage, Covered Rear Carport, Huge Front Driveway with extra parking space and a great Spacious Backyard. Enjoy Quick access to downtown via Centre Street Steps to public transit, shops, and amenities. Whether you choose to redevelop under MU-1 zoning or hold as a rental property, this home offers incredible potential in one of Calgary's established inner-city neighborhoods. Don't miss out.

Built in 1950

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2236092 |
| Price | \$618,500 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 958 |
| Acres | 0.12 |



| | |
|------------|-------------|
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 3216 Centre Street Ne |
| Subdivision | Tuxedo Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 2X6 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 7 |
| Parking | Additional Parking, Alley Access, Carport, Driveway, Off Street, Front Drive, Rear Drive, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--------------------------------------|
| Interior Features | See Remarks, Separate Entrance |
| Appliances | Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Few Trees |
| Roof | Asphalt Shingle |
| Construction | Aluminum Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 1st, 2025 |
| Days on Market | 9 |

Zoning

MU-1 f4.0h23

Listing Details

Listing Office

RE/MAX House of Real Estate

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