

\$870,000 - 1402 Centre A Street Ne, Calgary

MLS® #A2210279

\$870,000

2 Bedroom, 1.00 Bathroom, 681 sqft

Residential on 0.13 Acres

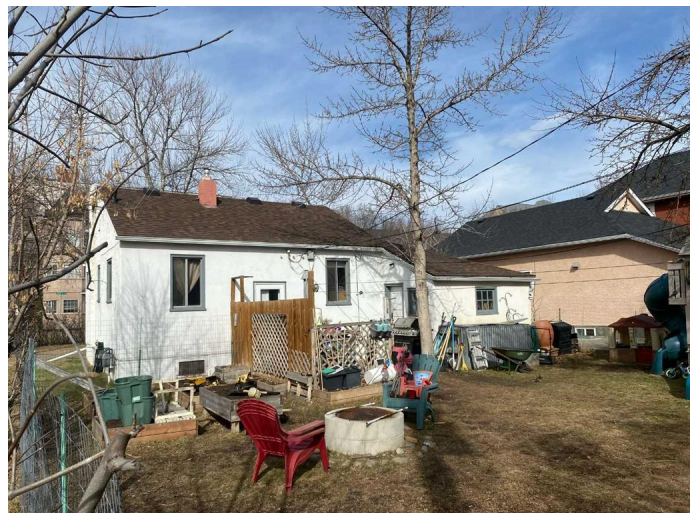
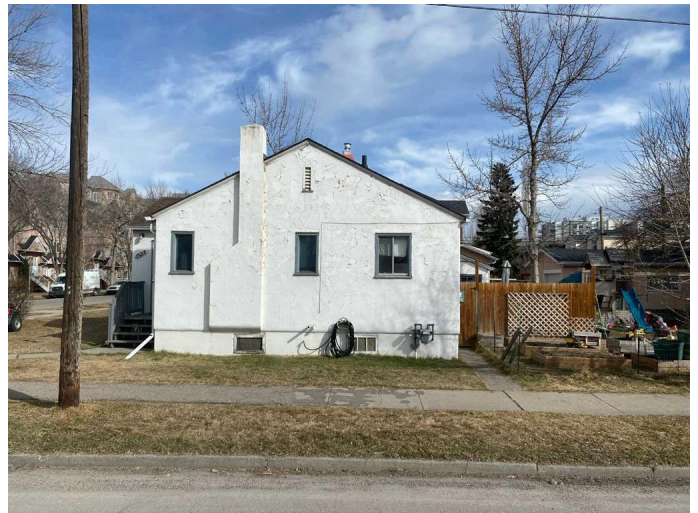
Crescent Heights, Calgary, Alberta

Attention Investors and Builders! Exceptional development opportunity! Prime 50â€™™ x 114â€™™ 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 | \$870,000 |
| 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, Refrigerator, Washer, Humidifier |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | See Remarks, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 12 |
| Zoning | M-CG |

Listing Details

Listing Office

Century 21 Masters

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