

**3520 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2262801**



**\$579,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,192 sq.ft.           | <b>Age:</b>   | 1949 (76 yrs old) |
| <b>Beds:</b>     | 1                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.01 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

|                    |                             |                   |      |
|--------------------|-----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | M-C1 |
| <b>Foundation:</b> | Poured Concrete             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                 |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/a |
|--------------------|-----|

This property is being sold as is for land value only. It comes with a conditional Development Permit for a 6-plex, offering excellent potential and flexibility for redevelopment. The lot measures 47' x 120' and is ideally located on Centre Street, providing convenient access to Downtown, Deerfoot Trail, and other major city routes. Public transit is just steps away, including access to the future Green Line.