

**4015 Centre B Street NW**  
**Calgary, Alberta**

**MLS # A2349964**



**\$699,000**

|                  |                                                      |               |                   |
|------------------|------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Highland Park                                        |               |                   |
| <b>Type:</b>     | Residential/House                                    |               |                   |
| <b>Style:</b>    | 4 Level Split                                        |               |                   |
| <b>Size:</b>     | 1,723 sq.ft.                                         | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 5                                                    | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached, Single Garage Detached       |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                            |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Lawn |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate, Tile   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters        |                   |      |

**Inclusions:** In basement - Washer, Dryer, Refrigerator

Opportunity knocks in the mature, inner-city community of Highland Park! This 4-level split offers over 2,300 sq. ft. of total living space on a 50' x 120' R-C2 lot, presenting an incredible investment property or future rebuild project. The main level features a bright living room and a kitchen with a dining area, while the upper level offers well-sized bedrooms and a full bath. The illegal basement suite includes its own living area, kitchenette, bedroom and a spacious den, offering options for extended family or added income potential. Parking is a standout feature, with both a single attached and a detached garage with it's own workshop built in, ideal for extra vehicles, and storage. The location is hard to beat: steps to Centre Street, minutes to McKnight Blvd, 16 Ave N, Edmonton Trail and Deerfoot Trail, and about a 10-minute drive to downtown. Close to schools, parks and amenities, this is a rare opportunity in an established inner-city location! Live in it, rent it out, or hold it while you plan your next build.