

**1402 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2210279**



**\$848,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	681 sq.ft.	<b>Age:</b>	1941 (84 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot, Few Trees, Front Yard, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Gas stove and Humidifier both sold 'as is'.

Attention Investors and Builders! Exceptional development opportunity! Prime 50' x 114' 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.