

# \$240,000 - 10, 3726 Centre Street Ne, Calgary

MLS® #A2244949

**\$240,000**

2 Bedroom, 1.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

**\*\*\*Spectacular Townhouse Style Home in Highland Park with Soaring Ceilings & Incredible Views!!!**

- Welcome to this bright and beautiful 2-storey townhome in the sought-after community of Highland Park, offering 2 bedrooms, 1 bathroom, and breathtaking views!!! Perfect for first-time buyers, downsizers, investors, or small families, this home delivers comfort and style at an amazing value.

Step inside from your west-facing front deck, where sunsets and neighborhood charm await. You'll be greeted by a modern kitchen with stainless steel appliances, upgraded cabinetry, and ample counter space - perfect for cooking, entertaining, or baking your favorite treats. The spacious dining area flows seamlessly into a sun-filled living room, enhanced by a second-storey opening that brings light into the main level. Step out to your private balcony, the ideal spot for morning coffee or cozy summer evenings with a view. (Note: balcony repairs are in progress by the condo board so was less light on picture day on the main floor - see photos of balcony)

Upstairs, discover impressive soaring vaulted ceilings above the staircase and hallway, two generous bedrooms, and a full 4-piece bathroom. Light pours through the upper windows, filling the home with warmth and charm.



All of this is tucked in Highland Park, a beautiful, central community just minutes from downtown, with easy access to schools, parks, shops, the Italian Market, community centre, and the airport.

Don't miss this incredible opportunity to own a home that blends comfort, convenience, and character. Book your private showing today!

Built in 1971

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244949      |
| Price          | \$240,000     |
| Bedrooms       | 2             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 837           |
| Acres          | 0.00          |
| Year Built     | 1971          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 10, 3726 Centre Street Ne |
| Subdivision | Highland Park             |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 2Y3                   |

**Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | None, Snow Removal, Trash            |
| Parking Spaces | 1                                    |
| Parking        | Alley Access, Stall, Assigned, Paved |

## Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Storage, Walk-In Closet(s)                                        |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Window Coverings, Washer/Dryer Stacked |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Basement          | None                                                                             |

## Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony, Storage                              |
| Lot Description   | Back Lane, Landscaped, Street Lighting, Views |
| Roof              | Asphalt Shingle                               |
| Construction      | Stucco, Wood Frame                            |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 3               |
| Zoning         | M-C2 d153       |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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