

\$678,800 - 3831 Centre A Street Ne, Calgary

MLS® #A2247603

\$678,800

4 Bedroom, 2.00 Bathroom, 693 sqft
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Prime development opportunity in the heart of Highland Park! This spacious ~6,000 sq ft corner lot is zoned R-CG and ideally located just one block from Centre Street, offering outstanding potential for builders, investors, and developers.

With land value at its core, this property provides the flexibility to redevelop into multi-unit housing, tapping into the strong demand in this desirable central location. The existing bungalow includes a 2-bedroom main floor suite and a 2-bedroom basement illegal suite with separate entrance, fresh paint, and new vinyl plank flooring for extra income potential. A new water tank has also been installed.

Commuters will love the easy access to major routes including the Trans-Canada Highway and Deerfoot Trail, as well as nearby public transit with a bus stop just steps away.

Highland Park is a community on the rise, offering urban convenience, green spaces, and a welcoming neighbourhood feel—perfect for an active lifestyle. Whether you're a builder, investor, or homeowner looking for future growth, this R-CG zoned property presents an exceptional opportunity.

Built in 1943

Essential Information



MLS® #	A2247603
Price	\$678,800
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	693
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3831 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A5

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	Ceiling Fan(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Back Lane, Corner Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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