\$775,000 - 1402 Centre A Street Ne, Calgary

MLS® #A2266119

\$775,000

2 Bedroom, 1.00 Bathroom, 1,361 sqft Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

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.

Built in 1941

Essential Information

MLS® # A2266119

Price \$775,000

Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 1,361

Acres 0.13







Year Built 1941

Type Residential Sub-Type Detached

Sub-Type Detached Style Bungalow

Status Active

Community Information

Address 1402 Centre A Street Ne

Subdivision Crescent Heights

City Calgary
County Calgary
Province Alberta
Postal Code T2E 2Z9

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Laminate Counters

Appliances Dryer, Gas Stove, Humidifier, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement See Remarks, Unfinished

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description City Lot, Corner Lot, Few Trees, Front Yard, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 22nd, 2025

Zoning M-CG d72

Listing Details

Listing Office Century 21 Masters

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