

# \$848,000 - 1402 Centre A Street Ne, Calgary

MLS® #A2210279

**\$848,000**

2 Bedroom, 1.00 Bathroom, 681 sqft

Residential on 0.13 Acres

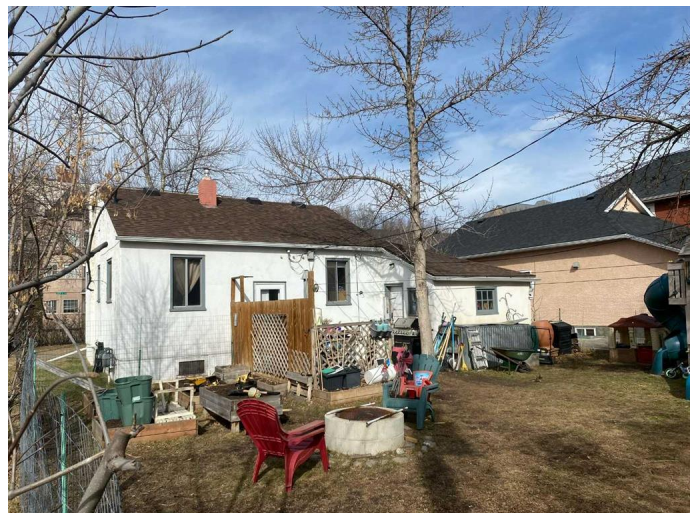
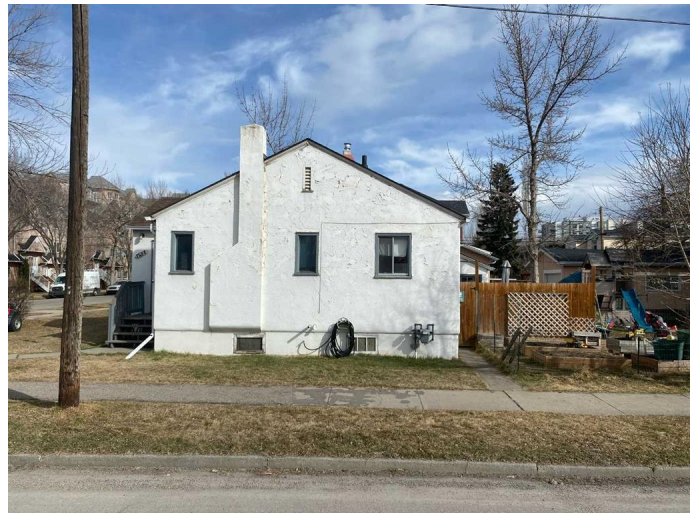
Crescent Heights, Calgary, Alberta

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® #         | A2210279  |
| Price          | \$848,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 681       |
| Acres          | 0.13      |



|            |             |
|------------|-------------|
| Year Built | 1941        |
| Type       | Residential |
| 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    | April 10th, 2025 |
| Days on Market | 68               |
| Zoning         | M-CG             |

### Listing Details

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