

# \$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	81
Zoning	M-CG

### Listing Details

Listing Office

Century 21 Masters

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.