

# \$579,000 - 3520 Centre Street Ne, Calgary

---

MLS® #A2262801

## \$579,000

1 Bedroom, 1.00 Bathroom, 1,192 sqft

Residential on 0.01 Acres

Highland Park, Calgary, Alberta

This property is being sold as is for land value only. It comes with a conditional Development Permit for a 6-plex, offering excellent potential and flexibility for redevelopment. The lot measures 47' x 120' and is ideally located on Centre Street, providing convenient access to Downtown, Deerfoot Trail, and other major city routes. Public transit is just steps away, including access to the future Green Line.



Built in 1949

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262801    |
| Price          | \$579,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,192       |
| Acres          | 0.01        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 3520 Centre Street Ne |
| Subdivision | Highland Park         |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 2Y1 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                             |
|-------------------|-----------------------------|
| Interior Features | See Remarks                 |
| Appliances        | None                        |
| Heating           | Forced Air                  |
| Cooling           | None                        |
| Has Basement      | Yes                         |
| Basement          | Partial, Partially Finished |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 18                |
| Zoning         | M-C1              |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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.