

\$870,000 - 1402 Centre A Street Ne, Calgary

MLS® #A2210279

\$870,000

2 Bedroom, 1.00 Bathroom, 681 sqft
Residential on 0.13 Acres

Crescent Heights, Calgary, Alberta

Attention Investors and Builders! Exceptional development opportunity! Prime 50â€™ x 114â€™ inner city lot. Currently has a tenanted bungalow on the property. 2 beds, 1 bath, detached garage with a long term reliable tenant. Seize the potential of this multi-residential property, optimally located in the vibrant neighborhood of Crescent Heights. Boasting M-CG zoning, this corner lot presents a unique potential for development, or 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, making this an ideal investment for savvy investors capitalizing on the ongoing development and revitalization in this vibrant area.

Built in 1941

Essential Information

MLS® #	A2210279
Price	\$870,000
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	Unfinished, See Remarks

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	3
Zoning	M-CG

Listing Details

Listing Office	Century 21 Masters
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