

\$850,000 - 3812 Centre A Street Ne, Calgary

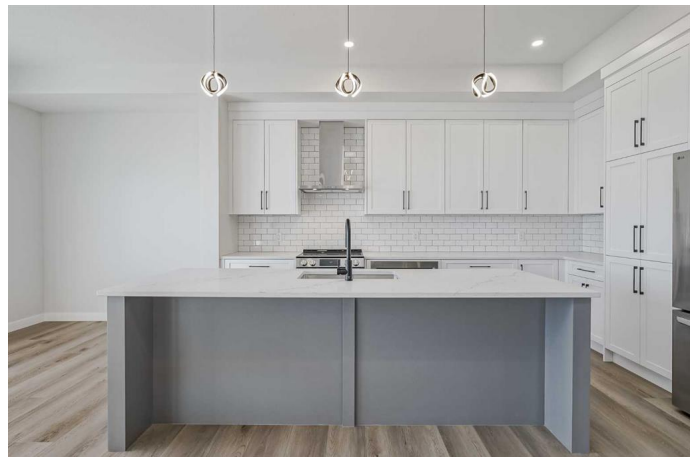
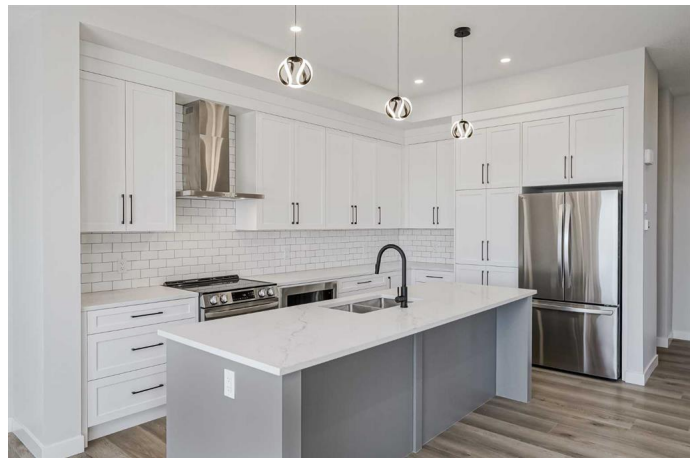
MLS® #A2201075

\$850,000

4 Bedroom, 4.00 Bathroom, 1,962 sqft
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to this beautifully designed home, perfectly blending style, comfort, and functionality. Located in the sought-after community of Highland Park, this stunning 3 bedroom, 2.5 bathroom residence includes a double attached garage and a legal walk-out basement suite, ideal for a rental or multi-generational living. Step inside to a bright and spacious foyer with a built-in coat and shoe rack. Modern vinyl plank flooring flows throughout, leading to a sunlit open-concept living area. The elegant living room, complete with a sleek electric fireplace, seamlessly connects to the dining area and a chef-inspired kitchen. This dream kitchen features white cabinetry, quartz countertops, stainless steel appliances, and a large central island, perfect for entertaining or everyday meals. Upstairs, a generous bonus room provides the perfect retreat for family time or a home office. The level also features three spacious bedrooms, including the luxurious primary suite with a walk-in closet and a spa-like 4-piece ensuite. A convenient laundry room completes this floor. The fully finished walk-out basement boasts a self-contained legal suite with its own separate entrance. This stylish space includes a modern kitchen, cozy living area, 3-piece bathroom, and 1 bedroom, offering fantastic rental potential or comfortable accommodations for extended family and guests. Nestled on a quiet street, this home is just minutes from schools, shopping, transit, parks, and downtown,



making it the perfect place to call home!

Built in 2024

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2201075 |
| Price | \$850,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,962 |
| Acres | 0.07 |
| Year Built | 2024 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 3812 Centre A Street Ne |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2E 3A6 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|---|
| # of Fireplaces | 1 |
| Fireplaces | Electric, Living Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite, Walk-Out |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 11th, 2025 |
| Days on Market | 47 |
| Zoning | TBD |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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