

**4220 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2181615**



**\$975,000**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** See Remarks

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

**BUILDERS AND INVESTORS CORNER LOT** - Located in the heart of Highland Park, this corner lot spans 5,801 square feet and presents an exceptional investment opportunity. Supported by the City of Calgary, Development Permit (DP) and rezoning applications are already underway, guided by an approved community master plan. With MU-1 zoning potential, this property allows for main-floor commercial use with up to six stories of residential above. Positioned on a busy road, the property ensures excellent visibility for commercial ventures. It also benefits from NE Calgary's lower property taxes and CMHC financing availability, making it a strategic financial choice. Included in the deal are architectural drawings that have been reviewed and supported by the City of Calgary, with city comments regarding proposed development available upon request. With a \$3.5 million valuation, this lot sits in a highly visible and vibrant stretch with multiple other development opportunities along the same street. Its location and approved potential make it a standout choice for developers and investors alike. Proximity to the proposed Green Line only adds to its long-term appeal, presenting a rare opportunity to be part of a growing and dynamic community.