

3830 Centre A Street NE
Calgary, Alberta

MLS # A2166053



\$800,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Highland Park | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Side by Side | | |
| Size: | 1,815 sq.ft. | Age: | 2010 (14 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Corner Lot | | |

| | | | |
|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-C2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows | | |

Inclusions: na

Step into this beautifully designed home with an open floor plan that invites natural light and spaciousness. The main floor features soaring 9-foot ceilings and elegant hardwood and tile flooring throughout. The gourmet kitchen, complete with stunning maple cabinets and granite countertops, is perfect for entertaining, while the cozy great room with a fireplace sets the scene for relaxation. Gorgeous deck with cool views. Need a quiet workspace? The main floor den is ideal for an office or study. Upstairs, you'll find three generously sized bedrooms, including a luxurious master suite with a full bathroom and an expansive walk-in closet. The walk-out basement offers many possibilities. Additional living space, home business, maybe an additional living area, home gym, home office. It is already finished beautifully, but come make it your own. The insulated and drywalled garage adds extra comfort and convenience. Located just minutes from downtown and close to transportation, shopping, and schools, this home combines modern amenities with a fantastic location. Don't miss your chance to make it yours!