

\$534,000 - 4013 Centre B Street Nw, Calgary

MLS® #A2218588

\$534,000

3 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

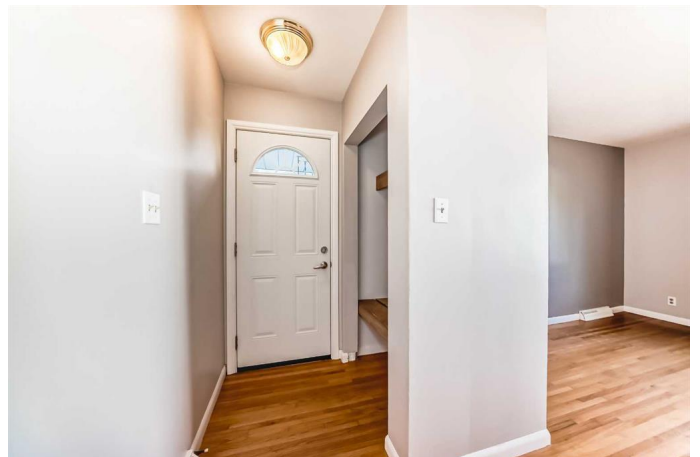
On a quiet street just one block from the planned Green Line expansion sits a half-duplex that makes sense—whether you're buying your first home or looking for a low-hassle investment.

The main floor offers a classic, functional layout: a good-sized eat-in kitchen, a dedicated dining room, and a bright living space. There are two bedrooms here—the primary and a second that's ideal for a roommate, office, or guest room—plus in-suite laundry for everyday convenience.

Downstairs, the basement has been legally suited with care and attention to detail. The layout is smart: a large bedroom with an ensuite bathroom, a separate laundry room, and safety features like egress windows and interconnected smoke detectors, all completed in compliance with City of Calgary regulations.

The backyard is designed to be easy—no grass to mow, just paving stones, a parking pad, and a single detached garage. It's simple, functional, and ready for someone to move in or rent out.

With transit infrastructure on the horizon and a growing interest in the area, this is a property that offers more than just a roof and four walls. It's a foothold—an opportunity to build equity, generate income, or simply live well without overcomplicating things.



Built in 1958

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2218588 |
| Price | \$534,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 938 |
| Acres | 0.07 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Bungalow, Up/Down |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 4013 Centre B Street Nw |
| Subdivision | Highland Park |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 0X2 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Front Yard, Interior Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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