

# \$159,900 - 13, 3726 Centre Street Ne, Calgary

MLS® #A2196229

**\$159,900**

1 Bedroom, 1.00 Bathroom, 647 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

Location, location, location! This Stunning 1-bedroom condo is the perfect opportunity for first-time buyers, investors, or those looking to downsize. Nestled in a fantastic area, youâ€™re just minutes from downtown, schools, parks, shopping, and transit, making this a highly desirable place to call home or rent out! The open-concept layout seamlessly connects the spacious living and dining area, leading to a large east-facing covered balcony.

The Master bedroom is bright and airy, featuring large windows that overlook the balcony, bringing in plenty of natural light with city views. The galley kitchen provides ample cabinet space, with a convenient in-suite washing machine and Dryer located just off the kitchen. The large bedroom boasts plenty of closet space, making it both functional and comfortable. Plus, youâ€™ll have the convenience of an assigned parking spot at the back (Stall #13). This unit is vacant and move-in ready, offering great rental income potential in a high-demand area! Donâ€™t miss outâ€™schedule a viewing today with your favourite Realtor!!



Built in 1971

## Essential Information

MLS® # A2196229

Price \$159,900

Bedrooms 1

Bathrooms	1.00
Full Baths	1
Square Footage	647
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	13, 3726 Centre Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2Y3

### Amenities

Amenities	Parking, Park
Parking Spaces	1
Parking	Stall
# of Garages	1

### Interior

Interior Features	Open Floorplan, Laminate Counters
Appliances	Electric Stove, Range Hood, Refrigerator, Dryer, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 24th, 2025
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Days on Market	53
Zoning	M-C2

## **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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