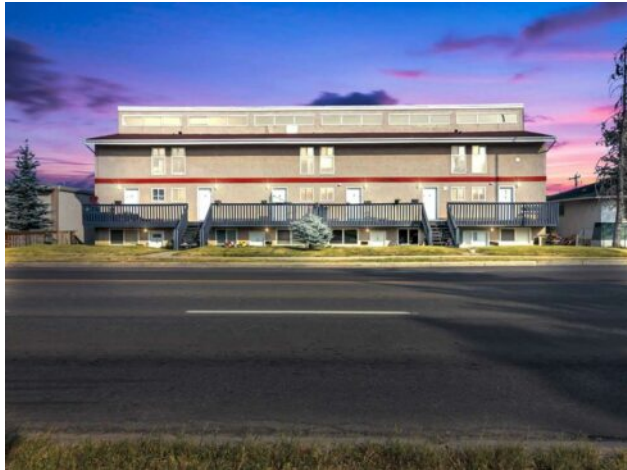


**11, 3726 Centre Street NE**  
**Calgary, Alberta**

**MLS # A2258124**



**\$159,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	632 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, On Street, Parking Lot, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	None
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Laminate Counters, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 330
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2 d153
<b>Utilities:</b>	-

**Inclusions:** N/A

Incredible opportunity for first-time buyers, investors, or those looking to downsize. This charming 1-bedroom condo offers over 632 sq ft of living space with a private entrance and side porch. The open-concept layout flows seamlessly from the living and dining areas to a large, private, covered balcony &mdash; perfect for your morning coffee. The bright and spacious primary bedroom features large windows overlooking the balcony and generous closet space. The updated &nbsp;kitchen includes sleek cabinetry, newer stainless steel appliances, and a stacked washer and dryer conveniently located in the utility room. Additional upgrades includes a newer furnace and hot water tank. Enjoy the convenience of 1 Assigned parking stall\*\*\*&nbsp;(11) included in condo fees. Located just minutes from downtown, schools, parks, shopping, and public transit, with quick access to Trans Canada, McKnight and Deerfoot Trail. Move-in ready with an excellent value and priced to sell &mdash; book your showing today with your favorite Realtor!