

11, 3726 Centre Street NE
Calgary, Alberta

MLS # A2258124



\$159,900

Division: Highland Park

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 632 sq.ft. **Age:** 1971 (55 yrs old)

Beds: 1 **Baths:** 1

Garage: Assigned, On Street, Parking Lot, Stall

Lot Size: -

Lot Feat: -

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 330

Basement: None

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C2 d153

Foundation: Poured Concrete

Utilities: -

Features: Laminate Counters, Open Floorplan

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 — perfect for your morning coffee. The bright and spacious primary bedroom features large windows overlooking the balcony and generous closet space. The updated kitchen includes sleek cabinetry, newer stainless steel appliances, and a stacked washer and dryer conveniently located in the utility room. Additional upgrades include a newer furnace and hot water tank. Enjoy the convenience of 1 Assigned parking stall** (#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 — book your showing today with your favorite Realtor!