

# \$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      | Park, Parking |
| Parking Spaces | 1             |
| Parking        | Stall         |
| # of Garages   | 1             |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan                       |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, 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 |
|-------------|---------------------|

Days on Market 40  
Zoning M-C2

### **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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