

2, 3314 Centre Street NE
Calgary, Alberta
MLS # A2253478

\$219,000

Division:	Highland Park		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Up/Down		
Size:	925 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 0
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Electric Stove, Refrigerator, Dishwasher, Microwave, Washer/Dryer, Range Hood, Window Coverings, (As/Is)

No Condo Fees! This bright and welcoming 2-bedroom lower unit in a self-managed 4-plex combines inner-city convenience with comfortable living. Large above-grade windows fill the open floor plan with natural light, while the wood-burning fireplace creates a cozy focal point for the living space. You'll also appreciate the dedicated laundry room with washer and dryer included. Updates over the years include vinyl flooring in one bedroom, select updated windows, and a roof replacement done approximately in 2013. The building is in great shape and self-managed with care. Inside, the unit feels quiet, peaceful, and practical, making it an excellent fit for first-time buyers, small families, or investors. Ideally located along Centre Street with quick connections to downtown, Deerfoot Trail, schools, shopping, and transit. A rear surface parking stall is included, along with the added benefit of no monthly condo fees.