

# \$850,000 - 3812 Centre A Street Ne, Calgary

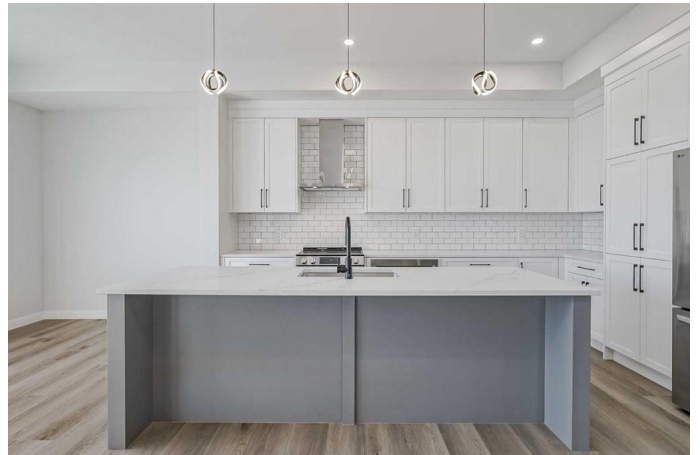
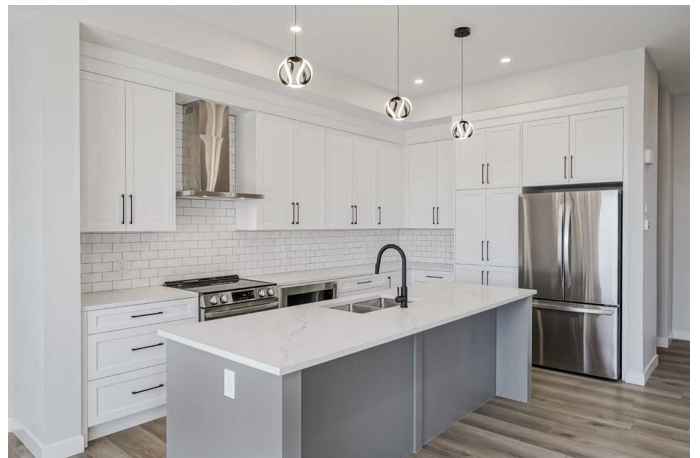
MLS® #A2201075

**\$850,000**

4 Bedroom, 4.00 Bathroom, 1,962 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to this beautifully designed home, perfectly blending style, comfort, and functionality. Located in the sought-after community of Highland Park, this stunning 3 bedroom, 2.5 bathroom residence includes a double attached garage and a legal walk-out basement suite, ideal for a rental or multi-generational living. Step inside to a bright and spacious foyer with a built-in coat and shoe rack. Modern vinyl plank flooring flows throughout, leading to a sunlit open-concept living area. The elegant living room, complete with a sleek electric fireplace, seamlessly connects to the dining area and a chef-inspired kitchen. This dream kitchen features white cabinetry, quartz countertops, stainless steel appliances, and a large central island, perfect for entertaining or everyday meals. Upstairs, a generous bonus room provides the perfect retreat for family time or a home office. The level also features three spacious bedrooms, including the luxurious primary suite with a walk-in closet and a spa-like 4-piece ensuite. A convenient laundry room completes this floor. The fully finished walk-out basement boasts a self-contained legal suite with its own separate entrance. This stylish space includes a modern kitchen, cozy living area, 3-piece bathroom, and 1 bedroom, offering fantastic rental potential or comfortable accommodations for extended family and guests. Nestled on a quiet street, this home is just minutes from schools, shopping, transit, parks, and downtown,



making it the perfect place to call home!

Built in 2024

### Essential Information

MLS® #	A2201075
Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,962
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3812 Centre A Street Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3A6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out, Suite

### **Exterior**

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	32
Zoning	TBD

### **Listing Details**

Listing Office	eXp Realty
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