

# \$534,000 - 4013 Centre B Street Nw, Calgary

MLS® #A2218588

**\$534,000**

3 Bedroom, 2.00 Bathroom, 938 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

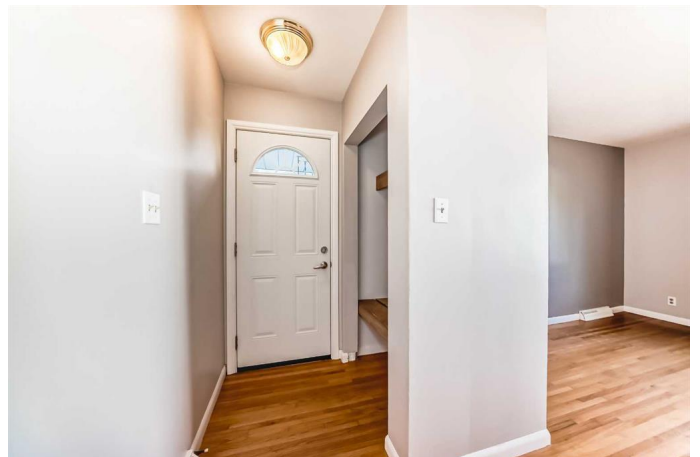
On a quiet street just one block from the planned Green Line expansion sits a half-duplex that makes sense—whether you're buying your first home or looking for a low-hassle investment.

The main floor offers a classic, functional layout: a good-sized eat-in kitchen, a dedicated dining room, and a bright living space. There are two bedrooms here—the primary and a second that's ideal for a roommate, office, or guest room—plus in-suite laundry for everyday convenience.

Downstairs, the basement has been legally suited with care and attention to detail. The layout is smart: a large bedroom with an ensuite bathroom, a separate laundry room, and safety features like egress windows and interconnected smoke detectors, all completed in compliance with City of Calgary regulations.

The backyard is designed to be easy—no grass to mow, just paving stones, a parking pad, and a single detached garage. It's simple, functional, and ready for someone to move in or rent out.

With transit infrastructure on the horizon and a growing interest in the area, this is a property that offers more than just a roof and four walls. It's a foothold—an opportunity to build equity, generate income, or simply live well without overcomplicating things.



Built in 1958

## Essential Information

MLS® #	A2218588
Price	\$534,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	938
Acres	0.07
Year Built	1958
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Active

## Community Information

Address	4013 Centre B Street Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0X2

## Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Back Lane, Front Yard, Interior Lot, See Remarks
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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