

# \$775,000 - 3420 Centre B Street Nw, Calgary

MLS® #A2264349

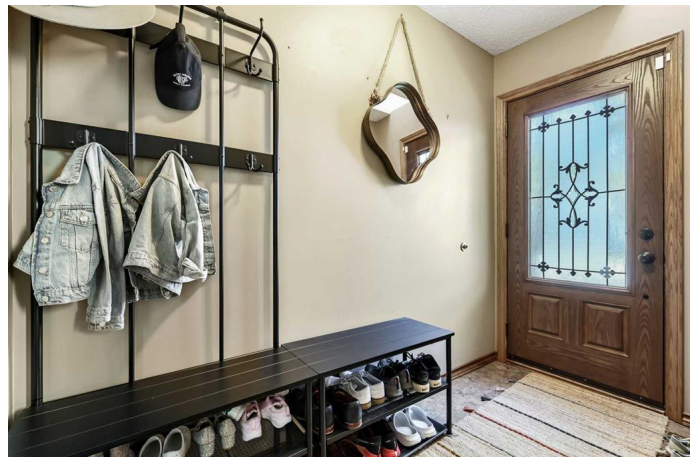
**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,822 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Open House Saturday the 18th from 10 am to 11:45 am. Welcome to this charming 1.5-storey detached home, with 1822 sq ft above grade, in the highly sought-after community of Highland Park, the perfect place for families who want the best of both worlds: peaceful living and easy access to downtown being in the central location that it is. Set on a spacious 50' x 119' lot, this property offers room to grow, play, and create lasting memories, with an option down the road for redevelopment. From the moment you step inside, you'll be greeted by beautiful hand-crafted woodwork, soaring vaulted ceilings, and exposed beams that give the home a warm and inviting feel. The open-concept living room, featuring a stunning wood-burning fireplace framed by a stone wall, is the perfect gathering spot for cozy family nights or relaxed weekends at home. Large west windows fill the main floor space with natural light, making it bright and cheerful throughout the day. On the main floor, you'll find two comfortable bedrooms with one being used as an office right now, 3 piece bath, formal dining room, and comfy sitting nook. The spacious kitchen offers ample cabinetry and counter space, ready for family meals and everyday living. Upstairs, the primary suite is a true retreat with a private balcony, walk-in closet, and 4 piece ensuite bathroom, what a peaceful spot to unwind at the end of the day. Another upper-level bedroom provides great flexibility for kids or



guests. The fully finished basement expands your living space with an additional bedroom, full bath, and a large recreation room featuring a built-in bar, great for movie nights, playtime, or entertaining friends. Step outside to enjoy a private backyard oasis complete with a covered deck, patio, and a double detached garage. It's the ideal setup for BBQs, kids' playtime, and family gatherings all year round. The front driveway is also super convenient for someone who wants to park out front, use for a trailer, or ease of use for your visitors. Located just seconds from Centre Street with direct transit access to downtown, this home is ideal for parents working in the city. With schools, parks, and shopping nearby, this is a truly special opportunity to settle into a family-friendly community with charm, convenience, and character.

Built in 1949

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2264349          |
| Price          | \$775,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,822             |
| Acres          | 0.14              |
| Year Built     | 1949              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3420 Centre B Street Nw |
| Subdivision | Highland Park           |
| City        | Calgary                 |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2K 0V6 |

### Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Parking Spaces | 3                                                          |
| Parking        | Double Garage Detached, Driveway, Heated Garage, Oversized |
| # of Garages   | 2                                                          |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Beamed Ceilings, Dry Bar |
| Appliances        | Dishwasher, Dryer, Electric Oven, Refrigerator, Washer, Window Coverings    |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Wood Burning                                                                |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, BBQ gas line                 |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame, Wood Siding               |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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