

# \$219,000 - 2, 3314 Centre Street Ne, Calgary

MLS® #A2253478

**\$219,000**

2 Bedroom, 1.00 Bathroom, 925 sqft

Residential on 0.00 Acres

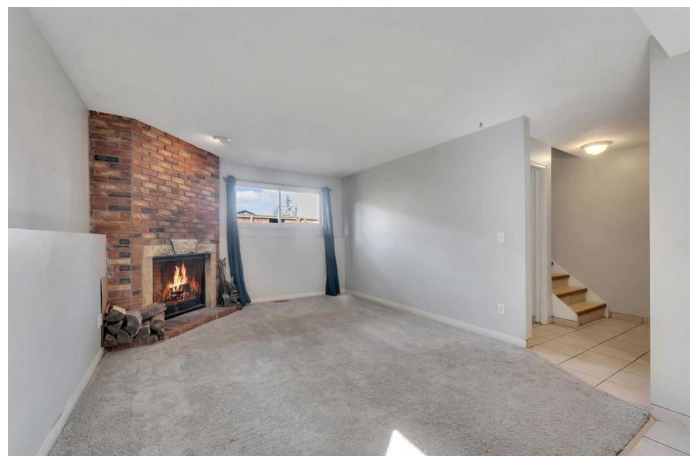
Highland Park, Calgary, Alberta

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. Youâ€™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.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253478  |
| Price          | \$219,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 925       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1980              |
| Type       | Residential       |
| Sub-Type   | Row/Townhouse     |
| Style      | 2 Storey, Up/Down |
| Status     | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2, 3314 Centre Street Ne |
| Subdivision | Highland Park            |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2E 2X8                  |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage                                                              |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Wood Burning                                                                         |
| Basement          | None                                                                                 |

### Exterior

|                   |                                            |
|-------------------|--------------------------------------------|
| Exterior Features | None                                       |
| Lot Description   | Back Lane, Back Yard, Front Yard, City Lot |
| Roof              | Asphalt                                    |
| Construction      | Brick, Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 26                  |
| Zoning         | M-C1                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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