

4013 Centre B Street NW
Calgary, Alberta

MLS # A2218588



\$534,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	938 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Interior Lot, See Remarks		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Dishwasher, fridge (2), stove (2), basement range hood, washer (2), dryer (2), shed, window coverings

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.