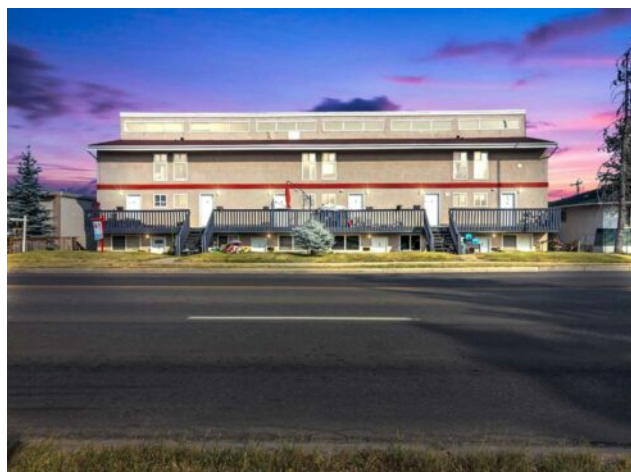


**11, 3726 Centre Street NE
Calgary, Alberta**

MLS # A2258124



\$169,900

Division:	Highland Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	1971 (54 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, On Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2 d153
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: N/A

Incredible opportunity for first-time buyers, investors, or those looking to downsize. This charming 1-bedroom condo offers over 633 sq ft of living space with a private entrance and side porch. The open-concept layout flows seamlessly from the living and dining areas to a large, private, covered balcony — perfect for your morning coffee. The bright and spacious primary bedroom features large windows overlooking the balcony and generous closet space. The updated kitchen includes sleek cabinetry, stainless steel appliances, and a stacked washer and dryer conveniently located in the utility room. Additional upgrades includes a newer hot water tank. Enjoy the convenience of 1 Assigned parking stall*** (11) included in condo fees. Located just minutes from downtown, schools, parks, shopping, and public transit, with quick access to Trans Canada, McKnight and Deerfoot Trail. Move-in ready with an excellent value and priced to sell — book your showing today!