

# \$618,500 - 3216 Centre Street Ne, Calgary

MLS® #A2236092

## \$618,500

3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Located in the sought-after community of Tuxedo Park, this property offers a rare combination of charm, rental income, and redevelopment potential. Sitting on a large lot with MU-1 zoning, this is an ideal opportunity for investors, developers, or those looking for a mortgage helper. 2 Separate Suites (Illegal Basement) with a Rear Separate Entrance 2 Bedrooms Up & 1 Bedroom Down, Shared Laundry, Original Hardwood Floors, Newer Roof for peace of mind, 100 amp panel, Single Detached Garage, Covered Rear Carport, Huge Front Driveway with extra parking space and a great Spacious Backyard. Enjoy Quick access to downtown via Centre Street Steps to public transit, shops, and amenities. Whether you choose to redevelop under MU-1 zoning or hold as a rental property, this home offers incredible potential in one of Calgary's established inner-city neighborhoods. Don't miss out.

Built in 1950

## Essential Information

MLS® #	A2236092
Price	\$618,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.12



Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	3216 Centre Street Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2X6

### Amenities

Parking Spaces	7
Parking	Additional Parking, Alley Access, Carport, Driveway, Off Street, Front Drive, Rear Drive, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Few Trees
Roof	Asphalt Shingle
Construction	Aluminum Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	11

Zoning

MU-1 f4.0h23

## **Listing Details**

Listing Office

RE/MAX House of Real Estate

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