

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

MLS® #A2253478

**\$219,000**

2 Bedroom, 1.00 Bathroom, 925 sqft

Residential on 0.00 Acres

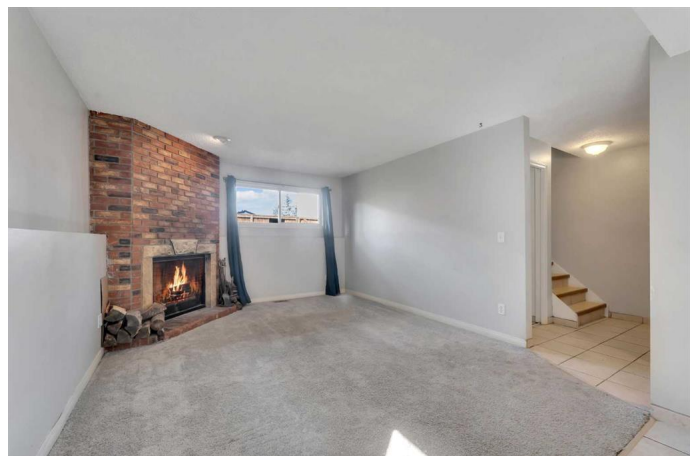
Highland Park, Calgary, Alberta

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, Microwave, 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, City Lot, Front Yard |
| Roof              | Asphalt                                    |
| Construction      | Brick, Stucco, Wood Frame                  |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 4                   |
| Zoning         | M-C1                |

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.