

# \$695,000 - 3423 Centre B Street Nw, Calgary

MLS® #A2271472

**\$695,000**

3 Bedroom, 2.00 Bathroom, 836 sqft  
Residential on 0.14 Acres

Highland Park, Calgary, Alberta

This charming bungalow in the highly sought-after neighbourhood of Highland Park offers a fantastic opportunity to live in a vibrant, established community.

Inside, you'll find a bright main floor with hardwood, featuring a comfortable living room connected to a dining area, practical kitchen, full 4-piece bath, and two bedrooms including a spacious primary.

The fully finished lower level has updated flooring and baseboards, newer furnace and hot water heater, and offers even more flexible space with its illegal suite, which includes its own exterior entrance, large bedroom, 3-piece bathroom, games/rec room, a laundry area, and a second kitchen. Perfect for extended family or guests.

Outside, the west-facing backyard is fenced and private with room for gardening, play, or pets, plus a detached single garage and additional off-street parking off the back lane. Highland Park is known for its peaceful residential streets and easy access to local amenities, making it an ideal place to call home. Just minutes away, you'll find a variety of golf courses, as well as Confederation Park and Nose Hill Park, offering ample green space for outdoor activities like walking, cycling, and picnicking. The neighbourhood also offers proximity to schools, transit options, and shopping, while its central NW location makes it quick and easy to get downtown or to the airport. Whether you're looking to settle in a quiet community or enjoy the



convenience of inner-city living, Highland Park offers the best of both worlds. Book your showing today and explore the possibilities at 3423 Centre B Street NW.

Built in 1950

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2271472    |
| Price          | \$695,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 836         |
| Acres          | 0.14        |
| Year Built     | 1950        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 3423 Centre B Street Nw |
| Subdivision | Highland Park           |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2K0V7                  |

**Amenities**

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Single Garage Detached, Off Street |
| # of Garages   | 1                                  |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub |
| Appliances        | Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings                              |

|              |            |
|--------------|------------|
| Heating      | Forced Air |
| Cooling      | None       |
| Has Basement | Yes        |
| Basement     | Full       |

## Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                         |
| Construction      | Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 18th, 2025 |
| Days on Market | 1                   |
| Zoning         | R-CG                |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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