

**4320 Centre A Street NE**  
**Calgary, Alberta**

**MLS # A2295816**



**\$999,900**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,014 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

**MOVE IN THIS SUMMER! PURCHASE EARLY AND CHOOSE YOUR SELECTIONS!** Close to green space and countless amenities, this brand new 2-storey infill by Zenith Group offers over 2,800 sq ft of thoughtfully designed living space. Hosting 4 beds, 3.5 baths, a walk-out basement, and a double detached garage &ndash; this property is ideal for families, professionals, or investors who appreciate a blend of elegance and functionality. The exterior fa&ccedil;ade provides a distinctive curb appeal with brick & Hardie Board. Inside, the main floor offers an open-concept layout with soaring ceilings, a front dining area, and a modern kitchen with a central island, stainless steel appliances (including a gas stove), tile backsplash, and full-height cabinetry. The living room centres around a gas fireplace and provides access to an expansive rear deck, while a practical rear mudroom adds everyday functionality. A concrete walkway/staircase connects the front and rear of the home, leading to a double detached garage that adds everyday convenience and secure storage. Upstairs you&rsquo;ll find 3 bedrooms, including a spacious primary retreat with a walk-in closet and a 5-piece ensuite with dual sinks, quartz counters, a soaker tub, and a fully tiled shower. Two additional bedrooms, a full bathroom, and an upper laundry with a side-by-side washer and dryer complete the level. The walk-out basement offers flexibility for a potential 1-bedroom legal suite (subject to approval) or additional living space, with 1 bedroom, a full bathroom, and extra storage. Located steps from Highland Park and near various playgrounds, this home enjoys immediate access to green space and outdoor recreation. Families benefit from multiple schools, while the nearby Highland Park Community Centre offers year-round recreation. Everyday conveniences are just minutes away, including

Safeway, Save-On-Foods and Superstore. This home also offers quick access to major roadways, including Centre Street and Deerfoot Trail, making commuting to downtown and other parts of the city efficient. ATTENTION FIRST-TIME BUYERS: You could qualify for up to a 100% GST rebate on this new home! Enquire today to find out more!