



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**352 33 Avenue, Calgary T2E 2H8**

MLS®#: **A2168490**

Area: **Highland Park**

Listing Date: **09/26/24**

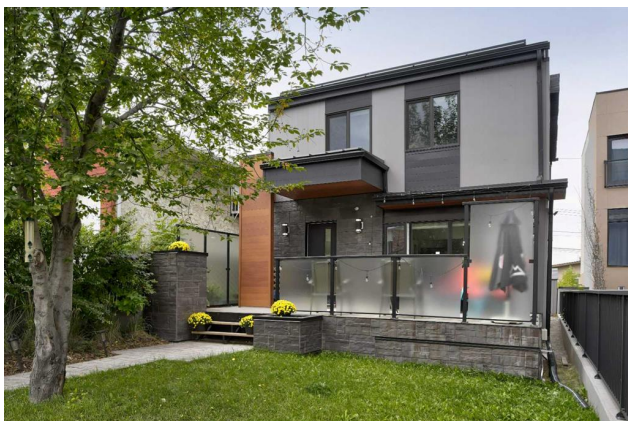
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 20-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1912**

Lot Information

Lot Sz Ar: **2,873 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped**  
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,219**  
Low Sqft:  
Ttl Sqft: **1,219**

DOM

**86**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other,Rain Gutters,Uncovered Courtyard**

Construction: **Cedar,Metal Siding ,Stone,Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Kitchen Island,Open Floorplan,Pantry,See Remarks,Track Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`10" x 11`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 14`8"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>7`5" x 7`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`8" x 16`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 13`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 7`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>18`10" x 18`3"</b>

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R-CG**

Legal Desc:

**5942AD**

Remarks

Pub Rmks:

**Rare Offering! This modern, energy-efficient detached home is nestled in the prime location of Highland Park. Its contemporary exterior boasts a large front porch, perfect for enjoying sunny evenings or morning coffee. The open-concept main floor with laminate floors throughout showcases a gigantic sleek kitchen with stainless steel appliances, a massive center island adorned with stunning quartz countertops, and ample storage. Designer lighting throughout. The spacious living features massive windows and the main floor also includes a convenient 2-piece bathroom with quartz counter tops, storage and laundry area. A gorgeous glass staircase leads to the second level, where you'll find 3 well-appointed bedrooms and a renovated 3-piece bath. Additional storage added to the attic space. Large windows throughout the home flood the space with natural light. The south-facing backyard, redone in 2022, includes an expansive patio, numerous planters ideal for gardening and a new shed added in 2023. Perfect outdoor oasis inner city. Notable updates include a new hot water tank in 2021, \$20,000 worth of solar panels installed in 2024 and roof repairs with new shingles on the back of the house in 2020, totaling \$11,000. The home is equipped with 4 concrete pillars and a pad with drawings, offering the potential to build a 3rd floor if desired. This prime location is only minutes from Downtown, with coffee shops and restaurants within walking distance. Move-in ready!**

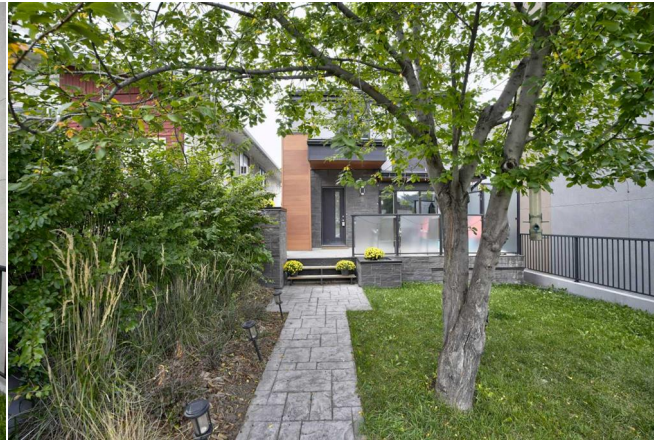
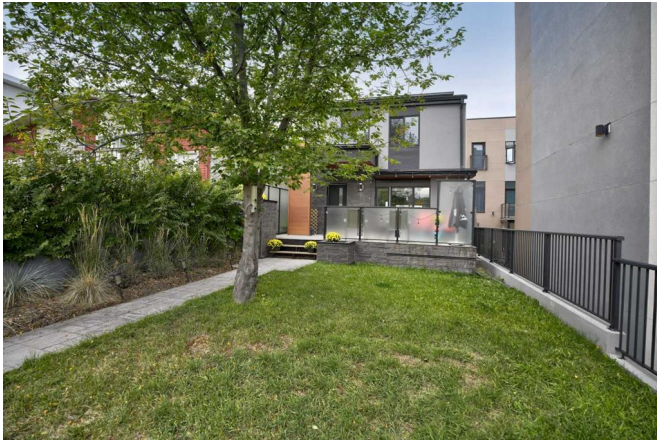
Inclusions:

**none**

Property Listed By:

**Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**352 33 Ave NE, Calgary, AB**

Main Floor Exterior Area 601.66 sq ft  
Interior Area 547.27 sq ft



PREPARED: 2024/09/25



While regions are excluded from total floor area in CUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**352 33 Ave NE, Calgary, AB**

2nd Floor Exterior Area 617.86 sq ft  
Interior Area 505.04 sq ft



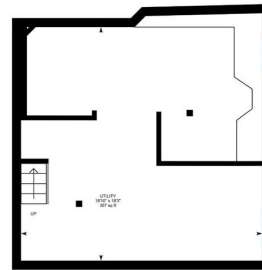
PREPARED: 2024/09/25



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Basement (Below Grade) Exterior Area 50.55 sq ft  
Excluded Area 289.05 sq ft



PREPARED: 2024/09/25



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