



THE
A-TEAM

**RE/MAX
FIRST**

352 33 Avenue, Calgary T2E 2H8

MLS®#: **A2186774**

Area: **Highland Park**

Listing Date: **01/10/25**

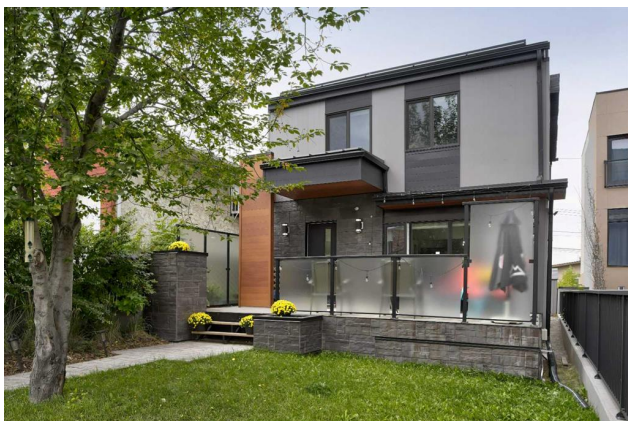
List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

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**

DOM

22
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
Living Room	Main	16`10" x 11`3"
2pc Bathroom	Main	4`11" x 7`7"
Bedroom	Second	9`8" x 14`8"
3pc Bathroom	Second	7`5" x 7`9"

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

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

5942AD

R-CG

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!

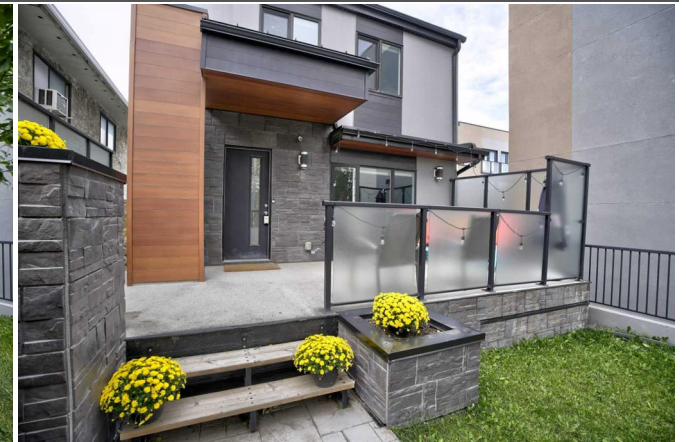
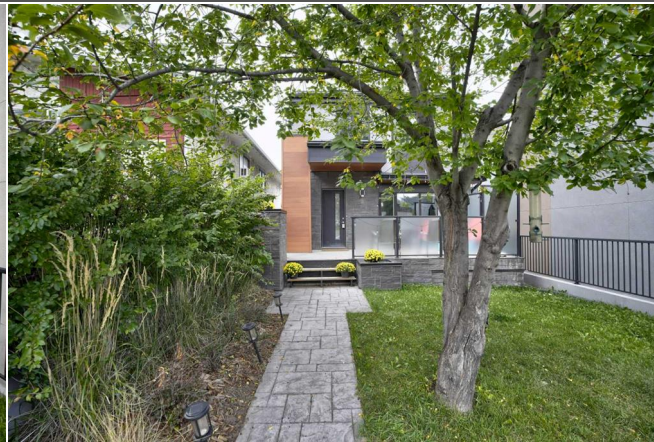
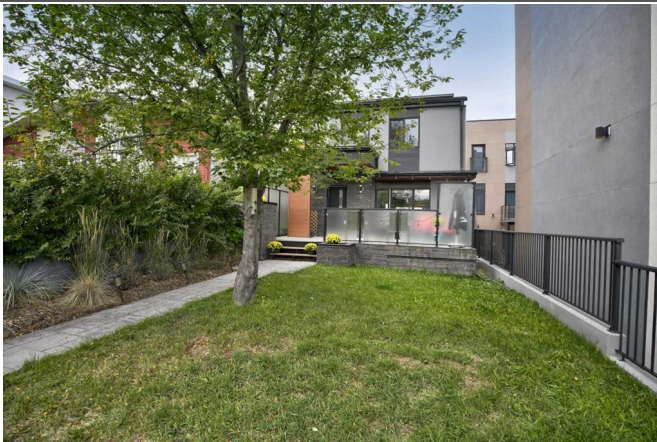
Inclusions:

N/A

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 OUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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



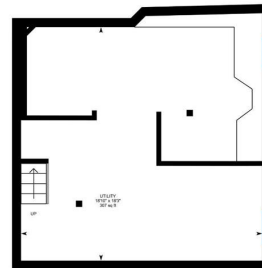
PREPARED: 2024/09/25



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Basement (Below Grade) Exterior Area 50.55 sq ft
Excluded Area 289.00 sq ft



PREPARED: 2024/09/25



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