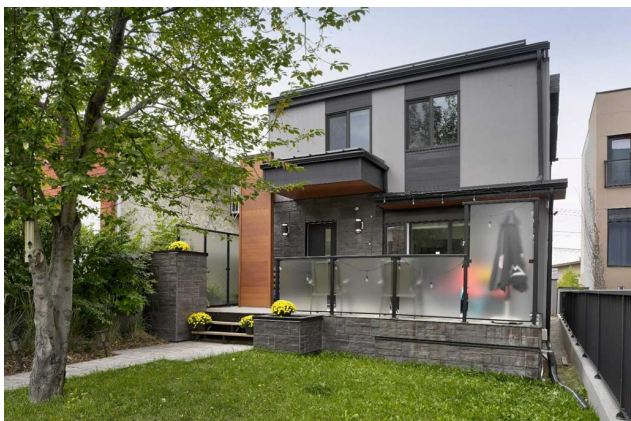


352 33 Avenue, Calgary T2E 2H8

MLS®#: **A2191541** Area: **Highland Park** Listing Date: **02/01/25** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **-\$25k, 10-Feb** 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:

Finished Floor Area
 Abv Sqft: **1,219**
 Low Sqft:
 Ttl Sqft: **1,219**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

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

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	Room	Level	Dimensions
Living Room	Main	16`10" x 11`3"	Kitchen	Main	16`8" x 16`4"
2pc Bathroom	Main	4`11" x 7`7"	Bedroom - Primary	Second	12`3" x 13`2"
Bedroom	Second	9`8" x 14`8"	Bedroom	Second	9`8" x 7`11"
3pc Bathroom	Second	7`5" x 7`9"	Furnace/Utility Room	Basement	18`10" x 18`3"

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 basement features additional room for storage. The south-facing backyard, redone in 2022, includes an expansive patio, numerous planters ideal for gardening and a new shed added in 2023. Plenty of room to add a garage. 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. This prime location is only minutes from Downtown, with coffee shops and restaurants within walking distance. Move-in ready!

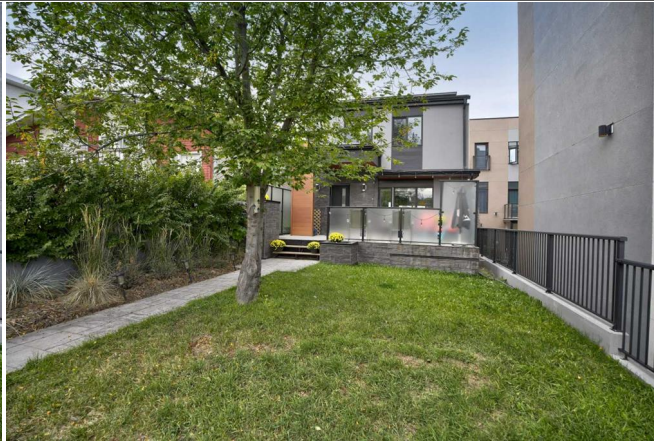
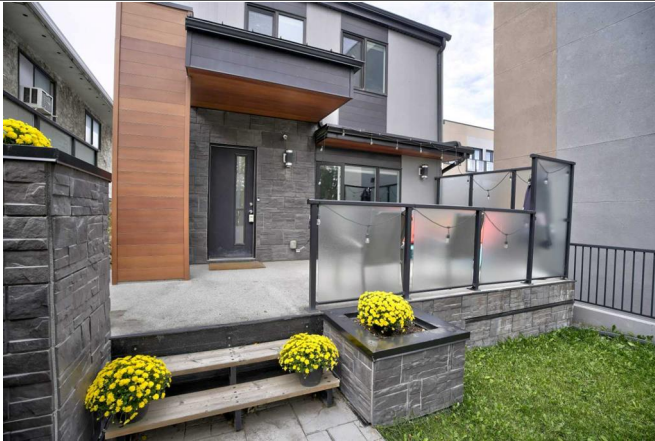
Inclusions:

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 547.37 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



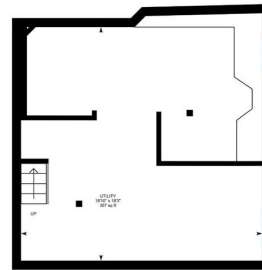
PREPARED: 2024/09/25



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

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