

\$899,900 - 904 33 Street Nw, Calgary

MLS® #A2075643

\$899,900

4 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.14 Acres

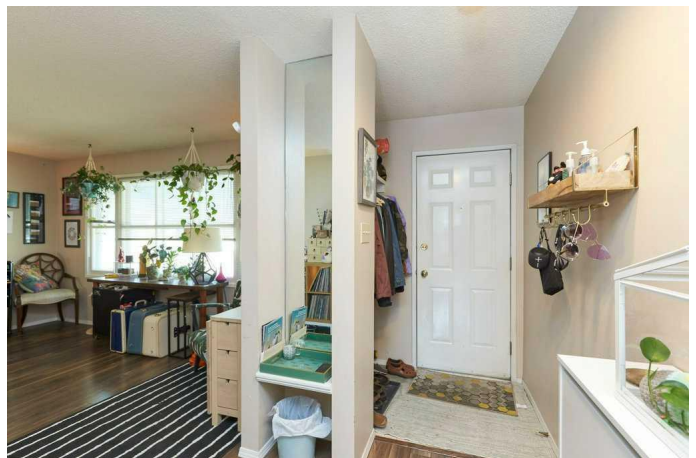
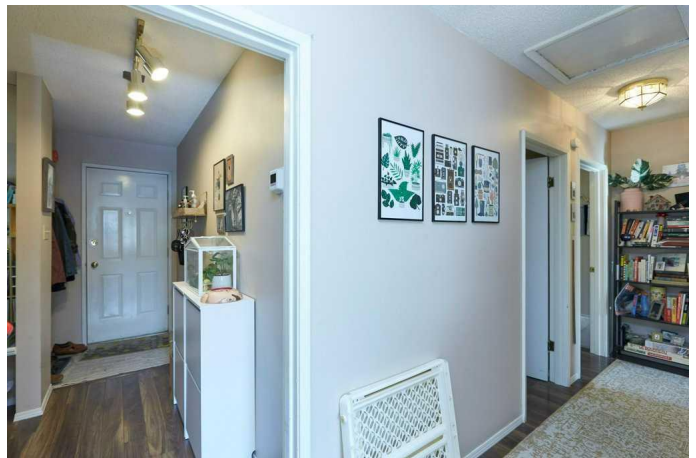
Parkdale, Calgary, Alberta

Rare opportunity for this corner lot to be redeveloped. Located in the heart of Parkdale. This 4 bedroom 2 bathroom bungalow has an illegal suite in the basement as well as an oversized detached double garage. 3 bedrooms and a 3 piece main bathroom on the main floor. The separate entrance leads downstairs to the illegal basement suite with 1 bedroom, a 4 piece main bathroom as well as a full kitchen, common area, and a shared laundry room. Property has been well maintained with newer furnaces, hot water tank, and roof shingles. The current tenant has been living there for 7 years. Seller prefers for the buyer to assume the tenant. The lease ends April 2nd, 2024. The property is ready for redevelopment purposes and submission for plans and permits to the city. Exceptional value!

Built in 1952

Essential Information

MLS® #	A2075643
Price	\$899,900
Sold Price	\$879,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.14



Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	904 33 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Owned

Interior

Interior Features	No Smoking Home, Walk-In Closet(s)
Appliances	Dryer, Microwave, Oven, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 8th, 2023
Days on Market	22

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office GREATER PROPERTY GROUP

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