

\$624,900 - 349 33 Avenue Ne, Calgary

MLS® #A2122601

\$624,900

5 Bedroom, 3.00 Bathroom, 1,484 sqft

Residential on 0.09 Acres

Highland Park, Calgary, Alberta

Say Hello to Your New Home or Money Maker Investment property or Both- When fully rented, it will bring in just over \$4000/month. \$2200 up, \$1500 down, and \$350 garage. The property has lots of natural sunlight throughout the day. Each corner of the property has its own characteristic providing you ease of furnishing with your own taste. Drive, walk, bike, or transit anywhere. The property is situated in a very central location with just minutes to downtown and the Calgary international airport. Great location near schools, food-fare on 4th, golf, SAIT, bow valley college, and UofC. You can get anywhere in the city with its proximity to Deerfoot (3 mins), McKnight (2 mins) and 3 mins to get to 16th Ave. Another big plus is its proximity to biking and walking paths of Nose Hill Park, and the Fish Creek pathway system (5 blocks away) that is now over 100 kms long. It is also just north of the Edmonton Trail Food district, close to 3 supermarkets, 50+ restaurants and shops on Centre Street. Calgary transit stop is just a few minutes away. The property is nestled on a picturesque tree-lined street and features 3 bedrooms up and 2 bedrooms in the basement. Both have a full kitchen and full bathrooms. The garage is an oversized triple tandem with commercial height ceiling and construction. The front driveway is another unique feature and can park 3-4 or more vehicles. Inside you'll find that the main and upper levels have just been painted, all new stainless-steel appliances



have been added, and luxury vinyl plank installed in the foyer, kitchen and rear half of the main floor and all upstairs in this home. The kitchen is new again with quartz countertops and a modern 3D tile backsplash. Kitchen provides ample counter space for people who love to cook. Upstairs you'll find 3 well-appointed bedrooms. The master bedroom is warm and inviting, featuring patio door to a 17' wide deck with expansive views of the surrounding neighborhoods and also comes with a double closet. Towards the rear upstairs is an all new 4-piece bathroom with south facing window. Back on the main floor you find a rear flex room/office, 1/2 bath, full kitchen with pantry, dining nook, dining room and a living room with wood burning fireplace featuring a stone wall. Semi- covered rear wood deck gives this house a family touch. Best of all, there are two separate entrances on the west side. Going down to the lower level you'll find a spacious living room, galley kitchen, two bedrooms and another full 3-piece bathroom. A new roof was installed 3 years ago, a new hood fan/microwave OTR is in the main kitchen, and all new nest smoke/CO detectors throughout. The current owner has had the furnace serviced and ducts cleaned every year, SO COME VIEW THIS HOME TODAY.

Built in 1979

Essential Information

MLS® #	A2122601
Price	\$624,900
Sold Price	\$635,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,484

Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	349 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H9

Amenities

Parking Spaces	8
Parking	Driveway, Front Drive, Garage Faces Rear, Oversized, Parking Pad, Rear Drive, RV Access/Parking, Side By Side, Tandem, Triple Garage Detached

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Central, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Masonry, Wood Burning, Zero Clearance
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, Street Lighting, Paved, Rectangular Lot, Sloped Up



Roof	Asphalt Shingle
Construction	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 18th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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