

\$739,900 - 4412 33 Avenue, Calgary

MLS® #A2125770

\$739,900

3 Bedroom, 2.00 Bathroom, 926 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

Click brochure link for more details** Welcome to Glenbrook, a Wonderful Inner-City Community.

This little gem of a house is a perfect starter, retirement home or income property. This MOVE-IN-READY home offers approximately 1600 sq ft of developed living space and sits on a 52' x 120' lot. This home boasts two bedrooms and a four piece bathroom upstairs with open concept dining, living and kitchen. The basement contains a fully functional one-bedroom illegal suite with three-piece bath and full kitchen; laundry is in a shared space in the basement. The residence is adorned with hardwood floors, accordion blinds with blackout blinds in the master bedroom. A large bay window offers ample light in the living room and dining room. The kitchen offers granite countertops a wine rack with a beautiful view of the backyard. The dining room contains a large storage cabinet with leather granite countertop. The basement also has a supplemental 220V heater with digital smart thermostat. The home is insulated with R14 walls and R50 attic insulation.

The VERY PRIVATE BACKYARD contains a sunroom, paver patio, mature trees and a large storage shed. There are many flower beds planted with perennials and a large vegetable garden with underground irrigation throughout the property. You will appreciate the HEATED DOUBLE DETACHED GARAGE



(24â€™ deep x 22â€™ wide x 8â€™ ceilings)
with polyaspartic floors and a 100 amp 220V
subpanel. This home has been well cared for
and shows true pride of ownership. This house
is an absolute must see.

This residence is tenant occupied. The lease
terminates July 31, 2024.

Built in 1959

Essential Information

MLS® #	A2125770
Price	\$739,900
Sold Price	\$750,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	926
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4412 33 Avenue
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3E0Y5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	See Remarks
Cooling	None
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	See Remarks
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	April 24th, 2024
Date Sold	May 6th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Honestdoor Inc.
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