

\$749,900 - 423 33 Avenue Nw, Calgary

MLS® #A2131746

\$749,900

4 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

ATTENTION INVESTORS! Your search ends here with this remarkable opportunity! This property, zoned RC-2, features a spacious 50 x 120 lot with a sunny SOUTH-facing backyard. The bungalow, meticulously maintained, presents exceptional revenue potential. Seize the chance to acquire now, maintain, and rent out for steady returns! Recent enhancements include fresh paint indoors and out, brand-new appliances, updated flooring in the lower level, and some new windows. Throughout the main level, original hardwood flooring exudes charm, while the bright kitchen offers a view of the lush south backyard, adorned with mature trees and flowerbeds, along with an oversized single garage. The generously sized master bedroom easily accommodates king-sized furniture and offers ample closet space with built-in shelves. Another bedroom and an updated 4-piece bathroom round out the main floor. The fully finished basement features two additional bedrooms, a rec room, a convenient 2-piece bathroom, and a laundry room. Access to the garage via the front driveway, with additional access to the backyard from the rear lane, enhances convenience. Situated close to schools, shopping, public transportation, and offering swift access to downtown, this property is a rare find! Opportunities like this are scarce—don't hesitate, call today!

Built in 1950



Essential Information

MLS® #	A2131746
Price	\$749,900
Sold Price	\$730,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	829
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	423 33 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0B5

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 13th, 2024
Date Sold	June 8th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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