



GRASSROOTS
REALTY GROUP

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340 33 Avenue NE
Calgary, Alberta

MLS # A2240095



\$650,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	766 sq.ft.	Age:	1942 (83 yrs old)
Beds:	6	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Door Op		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Soaking Tub		

Inclusions: N/A

FABULOUS INNER CITY HOME. 2+ Bedrooms. Full Basement. EXCELLENT ACCESS TO EDMONTON TRAIL AND DOWNTOWN. UPDATES GALORE! INCLUDING MODERN KITCHEN, BATHROOM with Soaker Tub. Cast Iron. HARDWOOD FLOORS. DOUBLE DETACHED (22' X 26") GARAGE HEATED & PARKING PAD. LOADS OF CHARM & CHARACTER. PERFECT FOR SINGLE PERSON OR PROFESSIONAL COUPLE. YOUNG FAMILY, Downsize Retire. Relocate Here.