



GRASSROOTS
REALTY GROUP

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350 33 Avenue NE
Calgary, Alberta

MLS # A2281799



\$499,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	994 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parkade		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: Refrigerator, stove in basement suite

Beautiful INNER-CITY Half Duplex with a separate lower Legal suite. This Bi-Level has 3 bedrooms up and 2 bedrooms suite down with all new windows up and down , and generates great rental income \$3200 per month. This home is perfect for investors and/or first time home buyers and is located close to all amenities such as schools, shopping, parks and transit. This fantastic home has extra added value with it's main floor newer carpets and paint, as well as newer roof, hot water tank and furnace. Enjoy the balcony through new sliding doors from the spacious living room. Patio doors out to back yard are also new, and open to a huge deck and yard with room for parking or a double garage. A dining area is across from the bright, open kitchen. A 4 piece bathroom and 3 great sized bedrooms complete the upper level. The lower legal suite is open and bright and has kitchen, dining and living room areas along with 4 piece bath and 2 bedrooms. The shared laundry . Don't miss out on this amazing opportunity This very clean and solid half duplex is located in a convenient location in Highland Park close to downtown.