



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 its 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.