



5212 33 Street NW
Calgary, Alberta

MLS # A2289827



\$899,900

Division:	Brentwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,522 sq.ft.	Age:	1965 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Welcome to 5212 33 Street NW, an exceptional raised bi-level home located in the highly sought-after community of Brentwood, one of Northwest Calgary's most established and desirable neighbourhoods. Ideally positioned with easy access to major routes and public transit, this property sits within an outstanding school catchment area, most notably Sir Winston Churchill High School, renowned for its full International Baccalaureate program and strong academic reputation for students aspiring to attend top universities worldwide. The home is also just minutes from the University of Calgary, as well as Northland Village Mall, numerous restaurants and eateries, community centres, parks, walking paths, and the expansive natural beauty of Nose Hill Park. Offering 1,522 square feet of above-grade living space, this beautifully renovated home delivers both functionality and comfort. The main level is bright and welcoming, featuring a large living room and spacious dining area ideal for gatherings and entertaining. The massive chef's kitchen provides abundant cabinetry and workspace, making it the true heart of the home. A rare and convenient main floor laundry room enhances everyday practicality. Three generously sized bedrooms are located on the main floor alone, including a primary bedroom complete with a hard-to-find three-piece ensuite, a valuable feature seldom seen in homes of this era. A fully renovated main bathroom completes the upper level. The raised bi-level design allows for larger lower-level windows, creating a bright and inviting atmosphere throughout both floors. The fully developed lower level features a two-bedroom illegal suite with its own full kitchen, bathroom, separate laundry, and separate entrance. This flexible space offers excellent mortgage helper potential, multi-generational living options, or possible short-term

rental opportunities subject to city guidelines. The versatility significantly enhances the overall value and appeal of the property. Parking and storage are exceptional, with a front-drive attached single garage and driveway space accommodating two additional vehicles, along with a large detached double garage at the rear—an uncommon and highly desirable combination. Completing this impressive home are beautiful mountain views enjoyed from the oversized front deck, providing the perfect setting for year-round relaxation and entertaining. This is a rare opportunity to own a renovated, income-generating property in one of Calgary's most coveted northwest communities, combining location, lifestyle, and long-term investment potential in one remarkable offering.