



412 33 Avenue NE
Calgary, Alberta

MLS # A2292963



\$545,000

Division:	Winston Heights/Mountview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	899 sq.ft.	Age:	1964 (62 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: N/A

ILLEGAL BASEMENT SUITE. SEPARATE ENTRANCE & LAUNDRY. Tucked into one of Calgary's most sought-after inner-city communities, this move-in ready bungalow in Winston Heights offers the perfect blend of comfort, versatility, and location. The main floor offers 2 bedrooms, a bright living space, and a functional layout, while the fully developed basement includes a 2-bedroom suite — ideal for buyers seeking a mortgage helper, multi-generational living, or a turnkey investment. Separate laundry for both levels provides added convenience and privacy. With a new furnace, hot water tank, and newer windows already completed, the big-ticket items are taken care of — giving buyers confidence from day one. The backyard is fully fenced for privacy, while the front yard is beautifully landscaped with mature vines and a deck — a private retreat perfect for summer evenings. The south-facing yard ensures great natural light and outdoor enjoyment throughout the day. Located just minutes from downtown Calgary, Winston Heights is a well-established community known for its tree-lined streets, parks, and quick access to major routes including Edmonton Trail, Deerfoot Trail, and 16 Avenue. Enjoy nearby Nose Creek Parkway pathways, Winston Golf Club, schools, local shops, and restaurants.