



5116 33 Street NW
Calgary, Alberta

MLS # A2299365



\$698,800

Division:	Brentwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,309 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Rectangular Lot		

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

Inclusions: NA

WELCOME to this charming 4 bed/1.5 bath bungalow ideally located across from the community center, community garden, outdoor rink & playground, perfect for a family starter home or investor, in the mature sought after community of Brentwood! Situated on a quiet tree lined street, this well loved bungalow has charm to spare. The main level features a generous living room featuring a large bay window and corner fireplace, with stone facing facade. This flows into the separate dining room with another large bow window & plenty of room for a 6-8 person dining table, ideal for hosting family gatherings. The large kitchen has lots of counter space and an additional eat in area. The good sized primary features bright wide windows and a 2 pc ensuite for privacy. Two additional bedrooms & 4 pc bath complete the main floor. Downstairs you'll find a cozy 4th bedroom or den (non-egress), and a large recreation room for family movie nights & space for kids to play. Finishing the lower level is a cold room and large utility/laundry room with plenty of storage shelving & workbench area for tinkering. In the backyard you'll find a good sized deck and green space for kids & fur babies alike to play. As well, there is an oversized double detached garage for parking on cold winter days. The property is ideally located within a quick walk to 4 schools for kids of all ages, as well as an easy walk to shops, restaurants, services and fitness & aquatic center. Close to University of Calgary, Crowchild Trail, the University C Train, this perfect location makes commuting in any way simple & easy. Don't miss out!