



GRASSROOTS
REALTY GROUP

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352 33 Avenue NE
Calgary, Alberta

MLS # A2191541



\$550,000

Division:	Highland Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cedar, Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Track Lighting		

Inclusions: none

Rare Offering! This modern, energy-efficient detached home is nestled in the prime location of Highland Park. Its contemporary exterior boasts a large front porch, perfect for enjoying sunny evenings or morning coffee. The open-concept main floor with laminate floors throughout showcases a gigantic sleek kitchen with stainless steel appliances, a massive center island adorned with stunning quartz countertops, and ample storage. Designer lighting throughout. The spacious living features massive windows and the main floor also includes a convenient 2-piece bathroom with quartz counter tops, storage and laundry area. A gorgeous glass staircase leads to the second level, where you'll find 3 well-appointed bedrooms and a renovated 3-piece bath. Additional storage added to the attic space. Large windows throughout the home flood the space with natural light. The basement features additional room for storage. The south-facing backyard, redone in 2022, includes an expansive patio, numerous planters ideal for gardening and a new shed added in 2023. Plenty of room to add a garage. Perfect outdoor oasis inner city. Notable updates include a new hot water tank in 2021, \$20,000 worth of solar panels installed in 2024 and roof repairs with new shingles on the back of the house in 2020, totaling \$11,000. This prime location is only minutes from Downtown, with coffee shops and restaurants within walking distance. Move-in ready!