

# \$550,000 - 352 33 Avenue Ne, Calgary

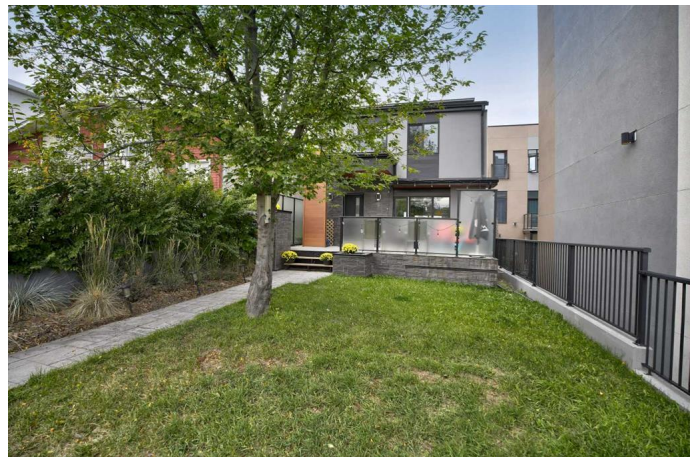
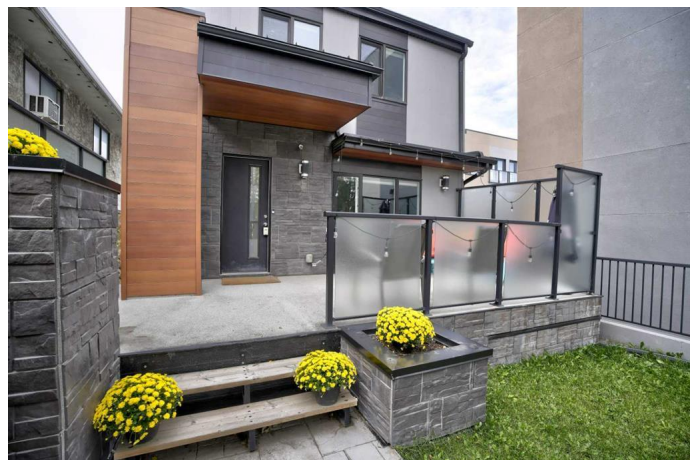
MLS® #A2191541

**\$550,000**

3 Bedroom, 2.00 Bathroom, 1,220 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

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!



Built in 1912

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2191541    |
| Price          | \$550,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,220       |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 352 33 Avenue Ne |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2H8          |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 4           |
| Parking        | Parking Pad |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, See Remarks, Track Lighting                       |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other, Rain Gutters, Uncovered Courtyard       |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped   |
| Roof              | Asphalt Shingle                                |
| Construction      | Stone, Stucco, Wood Frame, Cedar, Metal Siding |
| Foundation        | Poured Concrete                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 70                 |
| Zoning         | R-CG               |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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