

350 33 Avenue NE
Calgary, Alberta

MLS # A2281799



\$499,900

Division: Highland Park

Type: Residential/Duplex

Style: Attached-Side by Side, Bungalow

Size: 994 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 3 **Baths:** 2

Garage: Off Street, Parkade

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Open Floorplan, Storage

Inclusions: Refrigerator, stove in basement suite

Beautiful INNER-CITY Half Duplex with a separate lower Legal suite. This Bi-Level has 3 bedrooms up and 2 bedrooms suite down with all new windows up and down, and generates great rental income \$3200 per month. This home is perfect for investors and/or first time home buyers and is located close to all amenities such as schools, shopping, parks and transit. This fantastic home has extra added value with its main floor newer carpets and paint, as well as newer roof, hot water tank and furnace. Enjoy the balcony through new sliding doors from the spacious living room. Patio doors out to back yard are also new, and open to a huge deck and yard with room for parking or a double garage. A dining area is across from the bright, open kitchen. A 4 piece bathroom and 3 great sized bedrooms complete the upper level. The lower legal suite is open and bright and has kitchen, dining and living room areas along with 4 piece bath and 2 bedrooms. The shared laundry. Don't miss out on this amazing opportunity. This very clean and solid half duplex is located in a convenient location in Highland Park close to downtown.