



2045 33 Street Calgary Alberta

\$599,900

*****OPEN HOUSE SAT. JULY 6 CANCELLED**** Incredible opportunity to invest and own this well looked after home in a prime location of Southview. Nestled in the heart of Calgary this charming bungalow is situated on a huge 50' x 115' lot in a quiet location, that is close to schools and tons of amenities. Step inside and you will see a spacious living room with large south facing windows that pour in lots of natural light. It has a tidy bright kitchen with tons of cupboard space and comfortable separate dining area. The main floor also features 3 bedrooms along with a beautiful recently renovated 4 piece bath and main floor laundry. The basement features a 3 piece bath, kitchenette, large living room and 4th bedroom along with basement laundry. There is an additional side entrance which provides great access to the basement or yard (great for separating the main floor and basement living areas) Whether you're considering the option of living upstairs and renting out the basement for passive income, or utilizing the entire property as a high-yield investment, the possibilities are endless! Step outside to the backyard and enjoy your privacy with your deck, oversized single garage with rv/boat parking to compliment. Come and see this home that has plenty of upgrades throughout , while offering modern amenities and a stylish aesthetic! With easy access to major city amenities, including bike paths, central transit routes, schools, and bustling shopping districts, convenience is truly at your doorstep. Don't miss out on the opportunity to own this exceptional property. Whether you're a savvy investor or a homeowner this bungalow is sure to exceed your expectations. Schedule your viewing today and make your investment dreams come true!! (id:6769)

Other 17.25 Ft x 11.33 Ft

Family room 15.75 Ft x 11.33 Ft

Bedroom 14.33 Ft x 11.67 Ft

Furnace 24.00 Ft x 8.25 Ft

3pc Bathroom 11.42 Ft x 4.42 Ft

Other 6.75 Ft x 3.33 Ft

Kitchen 9.50 Ft x 9.25 Ft

Dining room 10.58 Ft x 10.17 Ft

Living room 13.42 Ft x 12.50 Ft

Primary Bedroom 12.33 Ft x 9.92 Ft

Bedroom 8.92 Ft x 8.83 Ft

Other 3.75 Ft x 3.42 Ft

4pc Bathroom 8.75 Ft x 4.92 Ft

Bedroom 11.67 Ft x 8.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
CIR Realty

<https://darcystadnyk.ca/>



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,
T2R 0B3

Phone: 403-969-0267
arobinson@cirrealty.ca