



## 3036 33A Street Calgary Alberta

\$549,900

Discover this exceptional investment property, ideally situated near downtown, schools, shopping, and public transit. This home offers significant potential for investors seeking positive cash flow. Recent renovations on the main level enhance the property's appeal and include: all new flooring (including subfloor, doors, trim, blown-in insulation, upgraded bath fan, new microwave, all new smart led lighting (Alexa and Siri capable). On the lower level you'll also find new floors, carpet, underlay, trim, doors, and an upgraded bath fan. The main level features a stylish open-concept kitchen, a cozy dining nook, abundant natural light, a spacious family room, two generous bedrooms, laundry facilities, and a 4pc bathroom. The lower level, while currently configured as an illegal suite, presents an opportunity for flexible living arrangements or additional rental income. It includes a separate entrance, a fully equipped kitchen, two roomy bedrooms, a bathroom, and laundry facilities. The exterior is adorned with mature trees, a dedicated garden space, and a single-car garage. Both tenants are exceptional and would prefer to stay long-term. This is the perfect property to add to your real estate investment portfolio! Call today to schedule a private tour. (id:6769)

Family room 13.50 Ft x 12.50 Ft

Kitchen 13.00 Ft x 9.50 Ft

Storage 6.50 Ft x 4.00 Ft

Bedroom 14.67 Ft x 9.50 Ft

Bedroom 10.00 Ft x 8.50 Ft

3pc Bathroom 9.00 Ft x 5.50 Ft

Kitchen 13.00 Ft x 9.50 Ft

Dining room 12.00 Ft x 8.00 Ft

Living room 15.50 Ft x 11.50 Ft

Laundry room 3.50 Ft x 3.50 Ft

Primary Bedroom 13.00 Ft x 12.00 Ft

Bedroom 11.00 Ft x 11.00 Ft

4pc Bathroom 10.00 Ft x 5.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX First

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**RE/MAX**

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(CENTRAL)**

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