# 352 33 Avenue Calgary Alberta
$625,000

Open House Sun Sept 29 (2-4 pm). 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 south-facing backyard, redone in 2022, includes an expansive patio, numerous planters ideal for gardening and a new shed added in 2023. 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. The home is equipped with 4 concrete pillars and a pad with drawings, offering the potential to build a 3rd floor if desired. This prime location is only minutes from Downtown, with coffee shops and restaurants within walking distance. Move-in ready! (id:6769)

| | | | |
|---|---|---|---|
| Primary Bedroom | 12.25 Ft x 13.17 Ft | Furnace | 18.83 Ft x 18.25 Ft |
| Bedroom | 9.67 Ft x 14.67 Ft | Living room | 16.83 Ft x 11.25 Ft |
| Bedroom | 9.67 Ft x 7.92 Ft | Kitchen | 16.67 Ft x 16.33 Ft |
| 3pc Bathroom | 7.42 Ft x 7.75 Ft | 2pc Bathroom | 4.92 Ft x 7.58 Ft |

Listing Presented By:



Originally Listed by:
Real Broker

http://www.centralcalgary.com/

**RE/MAX**

**RE/MAX REAL ESTATE (CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net