



## 352 33 Avenue Calgary Alberta

\$575,000

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! (id:6769)

Primary Bedroom 3.73 M x 4.01 M

Bedroom 2.95 M x 4.47 M

Bedroom 2.95 M x 2.41 M

3pc Bathroom 2.26 M x 2.36 M

Furnace 5.74 M x 5.56 M

Living room 5.13 M x 3.43 M

Kitchen 5.08 M x 4.98 M

2pc Bathroom 1.50 M x 2.31 M

Listing Presented By:



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**REALTY**

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