



# 314 33 Avenue Calgary Alberta

\$669,000

Charming Bungalow just minutes from Downtown! This renovated home offers 4 bedrooms and 2 baths. The main floor features a fully open concept design, including a modern kitchen with stainless steel appliances, granite countertops, and a cosy fireplace. Enjoy vinyl plank flooring, fresh paint, and a bathroom with double sinks and a multi-head shower. Upstairs is bright with high-end window coverings throughout. The basement (illegal Suite) boasts a separate entrance, a 2nd kitchen, 2 bedrooms, a full bathroom, and large egress windows. Other upgrades include a large double garage, newer windows, a roof replaced in 2015, a newer hot water tank, and a deck added in 2018. The electrical has been updated, and the home is ready for immediate enjoyment. With so many features, this property is truly one-of-a-kind! Come see it today! (id:6769)

Bedroom 18.25 Ft x 13.67 Ft  
3pc Bathroom 10.00 Ft x 7.00 Ft  
Other 13.50 Ft x 11.50 Ft  
Bedroom 13.83 Ft x 11.50 Ft  
Living room/Dining room 17.50 Ft x 14.50 Ft

Other 13.75 Ft x 11.17 Ft  
Primary Bedroom 13.33 Ft x 14.50 Ft  
Bedroom 14.33 Ft x 11.58 Ft  
5pc Bathroom 10.25 Ft x 5.00 Ft

Listing Presented By:



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Grand Realty



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