



## 306 33 Avenue Calgary AB

\$339,900

GREAT INNER CITY OPPORTUNITY minutes to downtown! Charming character bungalow on big 13.0 metre x 35.15 metre R-C2 zoned lot. Nicely accented at the front by a row of stately evergreens, they lend character, definition, & a sense of privacy to the property. This nearly 900 sq ft home boasts well proportioned principal living spaces. A large living room and spacious, sunny, family sized eat-in kitchen, complete with walk-in "butler's pantry" invite the occupants to enjoy the company of family & friends, in the comfort of their own home! A purpose-built heated front sun-den makes a cheerful 3rd bedroom, great home office or sitting-room. The efficient floor plan sees 2 bdrms opening directly off the main living space. The patina of solid fir floors offer old-world charm. A 3 piece bath on main has large shower stall & Toto low flush toilet + upgrades seen in lower 4piece bath in studio apartment. (Not legal). Newer, big basement windows & newer shingles. A large 525 sq ft garage fits cars + hobbies!



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