



# 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:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca