



350 33 Avenue Calgary Alberta

\$489,900

Beautiful INNER-CITY Half Duplex with a separate lower Legal suite. This Bi-Level has 3 bedrooms up and 2 bedrooms suite down with all new windows up and down , and generates great rental income \$3200 per month. This home is perfect for investors and/or first time home buyers and is located close to all amenities such as schools, shopping, parks and transit. This fantastic home has extra added value with it's main floor newer carpets and paint, as well as newer roof, hot water tank and furnace. Enjoy the balcony through new sliding doors from the spacious living room. Patio doors out to back yard are also new, and open to a huge deck and yard with room for parking or a double garage. A dining area is across from the bright, open kitchen. A 4 piece bathroom and 3 great sized bedrooms complete the upper level. The lower legal suite is open and bright and has kitchen, dining and living room areas along with 4 piece bath and 2 bedrooms. The shared laundry . Don't miss out on this amazing opportunity This very clean and solid half duplex is located in a convenient location in Highland Park close to downtown. (id:6769)

4pc Bathroom .00 Ft x .00 Ft
Living room 13.75 Ft x 11.92 Ft
Kitchen 11.25 Ft x 10.08 Ft
Dining room 9.00 Ft x 8.00 Ft
Primary Bedroom 12.00 Ft x 8.92 Ft
Foyer 4.58 Ft x 4.00 Ft

Other 12.17 Ft x 3.92 Ft
Other 17.83 Ft x 12.00 Ft
4pc Bathroom .00 Ft x .00 Ft
Bedroom 9.42 Ft x 8.92 Ft
Bedroom 11.92 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:
Grand Realty

RE/MAX Realty Professionals

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