



412 33 Avenue Calgary Alberta

\$545,000

ILLEGAL BASEMENT SUITE. SEPARATE ENTRANCE & LAUNDRY. Tucked into one of Calgary's most sought-after inner-city communities, this move-in ready bungalow in Winston Heights offers the perfect blend of comfort, versatility, and location. The main floor offers 2 bedrooms, a bright living space, and a functional layout, while the fully developed basement includes a 2-bedroom suite -- ideal for buyers seeking a mortgage helper, multi-generational living, or a turnkey investment. Separate laundry for both levels provides added convenience and privacy. With a new furnace, hot water tank, and newer windows already completed, the big-ticket items are taken care of -- giving buyers confidence from day one. The backyard is fully fenced for privacy, while the front yard is beautifully landscaped with mature vines and a deck -- a private retreat perfect for summer evenings. The south-facing yard ensures great natural light and outdoor enjoyment throughout the day. Located just minutes from downtown Calgary, Winston Heights is a well-established community known for its tree-lined streets, parks, and quick access to major routes including Edmonton Trail, Deerfoot Trail, and 16 Avenue. Enjoy nearby Nose Creek Parkway pathways, Winston Golf Club, schools, local shops, and restaurants. (id:6769)

Bedroom 9.67 Ft x 9.50 Ft
Bedroom 8.67 Ft x 11.67 Ft
3pc Bathroom 5.00 Ft x 9.50 Ft

3pc Bathroom 5.00 Ft x 7.00 Ft
Bedroom 8.42 Ft x 11.83 Ft
Primary Bedroom 10.50 Ft x 11.75 Ft

Listing Presented By:



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