



5212 33 Street Calgary Alberta

\$899,900

Welcome to 5212 33 Street NW, an exceptional raised bi-level home located in the highly sought-after community of Brentwood, one of Northwest Calgary's most established and desirable neighbourhoods. Ideally positioned with easy access to major routes and public transit, this property sits within an outstanding school catchment area, most notably Sir Winston Churchill High School, renowned for its full International Baccalaureate program and strong academic reputation for students aspiring to attend top universities worldwide. The home is also just minutes from the University of Calgary, as well as Northland Village Mall, numerous restaurants and eateries, community centres, parks, walking paths, and the expansive natural beauty of Nose Hill Park. Offering 1,522 square feet of above-grade living space, this beautifully renovated home delivers both functionality and comfort. The main level is bright and welcoming, featuring a large living room and spacious dining area ideal for gatherings and entertaining. The massive chef's kitchen provides abundant cabinetry and workspace, making it the true heart of the home. A rare and convenient main floor laundry room enhances everyday practicality. Three generously sized bedrooms are located on the main floor alone, including a primary bedroom complete with a hard-to-find three-piece ensuite, a valuable feature seldom seen in homes of this era. A fully renovated main bathroom completes the upper level. The raised bi-level design allows for larger lower-level windows, creating a bright and inviting atmosphere throughout both floors. The fully developed lower level features a two-bedroom illegal suite with its own full kitchen, bathroom, separate laundry, and separate entrance. This flexible space offers excellent mortgage helper potential, multi-generational living options, or possible short-term rental opportunities subject to...

Recreational, Games room 28.58 Ft x 18.08 Ft
 Kitchen 13.17 Ft x 13.08 Ft
 Bedroom 15.17 Ft x 9.92 Ft
 Bedroom 10.92 Ft x 9.92 Ft
 3pc Bathroom 10.92 Ft x 6.50 Ft
 Bedroom 11.92 Ft x 8.92 Ft

Primary Bedroom 12.00 Ft x 14.17 Ft
 3pc Bathroom 6.75 Ft x 4.92 Ft
 4pc Bathroom 12.00 Ft x 7.83 Ft
 Breakfast 11.33 Ft x 11.17 Ft
 Dining room 12.25 Ft x 16.17 Ft
 Living room 18.50 Ft x 14.33 Ft

Listing Presented By:



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<http://www.askraymond.ca/>

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Bedroom 12.50 Ft x 8.50 Ft

Kitchen 11.33 Ft x 10.08 Ft