

# \$499,900 - 352 33 Avenue Ne, Calgary

MLS® #A2224880

**\$499,900**

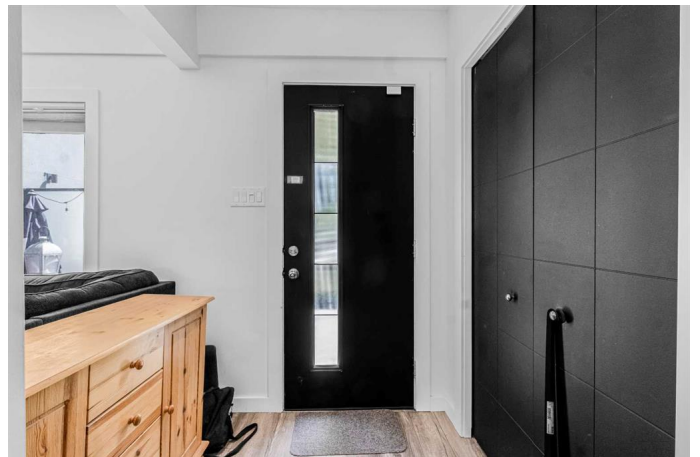
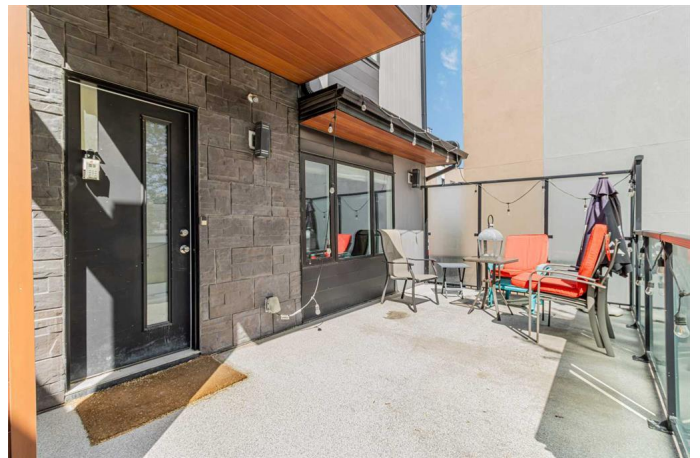
3 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to modern Inner City Living in Highland Park this Energy Efficient Home offers 3 bedrooms and almost 1200 square feet of living space. This stylish and thoughtfully updated detached home is located in the heart of Calgary's most desirable inner city neighbourhoods. Located on a quiet street with south facing front exposure, this home blends modern design, smart upgrades, and rare development potential.

Step inside to an inviting open concept main floor, where oversized windows bring in loads of natural light. The spacious layout features durable laminate hardwood floors and a sleek, oversized quartz island kitchen with stainless steel appliances and glossy European style cabinetry. A contemporary glass staircase leads to the upper level, which offers: Three bright bedrooms, a 3-piece bathroom with quartz and glass finishes and access to additional attic storage. The private backyard was professionally redone in 2022 and features: An expansive patio area for entertaining, built-in planters for gardening, a new shed added in 2023, and an oversized parking pad with easy alley access. Additional highlights include: Solar panels installed in 2024 (\$20,000 value), New hot water tank (2021), New roof shingles at the back (2020). This location offers unbeatable access to: Downtown Calgary in minutes. Local coffee shops, restaurants, parks, schools, and transit, all within walking distance. Whether you're looking to move right in, invest, or expand, this



home offers versatility and long term potential in a high demand community.

Built in 1912

**Essential Information**

MLS® #	A2224880
Price	\$499,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,199
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	352 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H8

**Amenities**

Parking Spaces	2
Parking	Parking Pad

**Interior**

Interior Features	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, See Remarks
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Appliances	Dishwasher, Electric Stove, Garburator, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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