

780-933-9938 pelchatsold@gmail.com

340 33 Avenue NE Calgary, Alberta

MLS # A2240095



\$600,000

Division:	Highland Park				
Type:	Residential/House				
Style:	Bungalow				
Size:	766 sq.ft.	Age:	1942 (83 yrs old)		
Beds:	3	Baths:	1		
Garage:	Additional Parking, Alley Access, Double Garage Detached, Garage Doc				
Lot Size:	0.09 Acre				
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Main				

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Soaking Tub

Inclusions:

N/A

FABULOUS INNER CITY HOME.2+ Bedrooms. Full Basement. EXCELLENT ACCESS TO EDMONTON TRAIL AND DOWNTOWN. UPDATES GALORE! INCLUDING MODERN KITCHEN, BATHROOM with Soaker Tub. Cast Iron. HARDWOOD FLOORS. DOUBLE DETACHED (22' X 26') GARAGE HEATED & PARKING PAD. LOADS OF CHARM & CHARACTER. PERFECT FOR SINGLE PERSON OR PROFESSIONAL COUPLE. YOUNG FAMILY, Downsize Retire. Relocate Here.