

# \$650,000 - 340 33 Avenue Ne, Calgary

MLS® #A2240095

**\$650,000**

3 Bedroom, 1.00 Bathroom, 766 sqft

Residential on 0.09 Acres

Highland Park, Calgary, Alberta

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.

Built in 1942

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240095    |
| Price          | \$650,000   |
| Bedrooms       | 3           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 766         |
| Acres          | 0.09        |
| Year Built     | 1942        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                  |
|-------------|------------------|
| Address     | 340 33 Avenue Ne |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2H8          |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                            |
| Parking        | Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                                            |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Soaking Tub                                                         |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | None                                                                                   |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Partially Finished                                                               |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Wood Frame, Wood Siding                                                                               |
| Foundation        | Poured Concrete                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 39              |
| Zoning         | R-CG            |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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