

# \$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 |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.