

**4403 33 Avenue SW
Calgary, Alberta**

MLS # A2216563



\$374,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, Open Lot, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 657
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Nest heating system

-----OPEN HOUSE SATURDAY May 03 12:30-2:30 -----Location, location, location! Welcome to the spacious two-story home in the highly sought after Southwest community of Glenbrook, where convenience meets comfort and style. Offering over 1350 ft.² of living space. This home is perfect for families, professionals, or any one looking to enjoy all that inner- city living has to offer. Step inside to find a bright and inviting living area with beautiful hardwood floors, leading to a large back deck, ideal for barbecues and outdoor gatherings. The kitchen features, white cabinetry, stainless steel appliances, cozy breakfast nook, and raised eating bar, perfect for casual dining and entertaining. In addition to a versatile office/flex space to complete the main floor and a tastefully upgraded full bathroom. Head upstairs, where you will find three generously sized bedrooms, each filled with natural light, and a spacious five piece bathroom. The finished basement offers a large recreation/flex room, great as a second living area or playroom and a dedicated storage/laundry room. This home is close to many schools, transportation, shopping, golf course, parks, and only a short drive to downtown. Don't miss this opportunity, book your private showing today, and make this wonderful Home yours!