



419 33 Avenue NE, Calgary, Alberta - \$749,900



Main Photo

Property Description

This charming mid-20th century bungalow is located in the highly desirable community of Winston Heights. Offering over 2,500 square feet of living space with 5 BEDROOMS and 3 FULL BATHROOMS across two levels, making it ideal for families or those needing extra space. MAIN LEVEL features 3 bedrooms and 2 full bathrooms, and boasts a large, functional kitchen that opens into a stunning great room addition, highlighted by handcrafted woodwork and a striking three-sided gas fireplace. The home retains original hardwood flooring, built-in features, and large windows that fill the space with natural light. BASEMENT is accessible via a separate entrance at the back of the house, includes TWO BEDROOMS—note that these do not have egress windows— FULL BATHROOM and a large recreation room, offering the potential for a suite (with city approval). Exterior stairs at the back of the house lead to a large storage room. The outdoor space is both beautiful and functional, featuring a south-facing backyard that features a stunning brick outdoor fireplace, interlocking stone work and retaining wall. There is an unpaved parking pad up a few



stairs and is large enough for two vehicles. Let's not forget curb appeal with its thoughtfully designed stonework, and mature trees and landscaped yard. The oversized lot measures 50' x 115' and is RC-G zoned, providing future development possibilities. LOCATION. Close to schools, shopping, transit, off leash dog park, and The Winston Golf Club. This home is just minutes from downtown, with easy access to major routes like Deerfoot Trail, TransCanada Highway, and Edmonton Trail. If you are looking for timeless charm with exciting potential please call your REALTOR today to view this home. Don't miss the virtual tour and floor plans to explore this wonderful property.

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