



**DJ Golden**  
**REAL ESTATE**

780-897-4003  
dj@djgolden.com

1526 33 Avenue SW  
Calgary, Alberta

MLS # A2241778



**\$830,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 2,453 sq.ft.           | <b>Age:</b>   | 1962 (63 yrs old) |
| <b>Beds:</b>     | 1                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.14 Acre              |               |                   |
| <b>Lot Feat:</b> | Other                  |               |                   |

|                    |                          |                   |      |
|--------------------|--------------------------|-------------------|------|
| <b>Heating:</b>    | Other                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Other                    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Other                    | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Other                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Other                    | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks              |                   |      |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Investment and Builders Alert. Prime R-CG zoned 50 ft by 125 ft lot in the heart of South Calgary. Easy access to downtown, shopping, schools and all amenities you need.