

WELCOME TO
33 Norma Crescent



WOOLCOTT
REAL ESTATE



Meticulously Maintained

Welcome to 33 Norma Crescent — a beautifully maintained 1,416 square foot bungalow offering two plus two bedrooms and three full bathrooms in one of Guelph's greatest neighbourhoods.

Built in 2010, this home has great bones and was designed for easy, single-level living. With an open concept living and dining area, entertaining comes easily!





1,416 Sq. Ft.



\$6,814.49 / 2026



2+2



3





Bright & Spacious

The generous eat-in kitchen walks out through sliding doors to a large, fully fenced backyard with deck — perfect for summer gatherings.





Room to Grow

The main floor features a spacious primary bedroom with a three-piece ensuite, a second bedroom and a four-piece family bathroom. A large den offers flexible space that could easily convert to a third main-floor bedroom.



A Cozy Space to Unwind

The finished basement adds two more generously sized bedrooms, a large three-piece bathroom, and a huge rec room centred around a cozy gas fireplace — ideal for a growing family, guests, or multi-generational living.





Outside, enjoy the convenience of a two-car garage with parking for four vehicles total. Move-in ready and built for comfortable everyday living — this one checks all the boxes!

Room Measurements

MAIN LEVEL

Kitchen	20'8" x 12'11"
Living Room	22'2" x 12'7"
Den	12'6" x 10'9"
Primary Bedroom	12'6" x 11'1"
Bedroom	9'2" x 8'11"
Ensuite Bathroom	3 Piece
Bathroom	4 Piece

LOWER LEVEL

Rec Room	30'2" x 12'4"
Bedroom	19'6" x 11'
Bedroom	15'10" x 15'1"
Bathroom	3 Piece





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BROKER

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