

336 33 Avenue NE
Calgary, Alberta

MLS # A2166082



\$949,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,884 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	T2E 2H8
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Discover this stunning pre-sale opportunity—a beautifully designed infill duplex located on a highly desired street in the vibrant community of Highland Park. This exceptional 2-storey home boasts over 1884 SQFT and features 5 bedrooms, 3.5 bathrooms, and a double detached garage. Upon entering, you’ll be greeted by a spacious open-concept dining area that seamlessly connects to the expansive kitchen. The kitchen boasts ample storage and counter space, including a generous 10' x 3.4' island perfect for meal prep and entertaining. Adjacent to the kitchen is a cozy living area, complete with a gas fireplace, built-in speakers and engineering hardwood throughout the home, ideal for relaxing evenings. This level also includes a convenient 2-piece bathroom, a mudroom with ample storage, and a patio door leading to a large deck. Head upstairs to find your tranquil master bedroom retreat, complete with a spa-like ensuite featuring a heated floor, walk-in shower, a soaker tub, and his-and-her sinks. Two additional large bedrooms, a contemporary 4-piece bathroom, and a conveniently located upper laundry room complete this floor. The fully legalized basement suite is perfect for extended family or rental income, featuring 2 spacious bedrooms, a gourmet kitchen with an island, a comfortable family area, in-suite laundry, an additional 4-piece bathroom and luxury vinyl plank flooring throughout basement. Located on a quiet street, this home is close to shops, transit, parks, schools, and just a short stroll from local restaurants. Don’t miss your chance to make this dream home yours—schedule your viewing appointment today!