# \$919,999 - 336 33 Avenue Ne, Calgary

MLS® #A2195275

## \$919,999

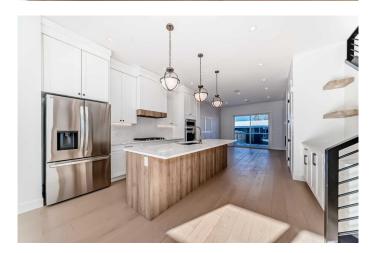
5 Bedroom, 4.00 Bathroom, 1,884 sqft Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Price reduction! "OPEN HOUSE ON SUNDAY MARCH 23 FROM 2:00 PM TO 4:00 PM". Beautifully crafted infill duplex, locateded just minutes from shops, parks, schools, and transit, offers 1,884 SQFT of living space, featuring 5 bedrooms, 3.5 bathrooms,, a double detached garage and a 2 bedroom legal basement suite. The open-concept main floor features a stunning kitchen with a large island, ample storage, and counter space, seamlessly connecting to a cozy living room with a gas fireplace, built-in speakers, and engineered hardwood throughout. A 2-piece bath, mudroom, and large deck complete this level. Upstairs, the master suite offers a luxurious retreat, complete with a spa-inspired ensuite featuring heated floors, a walk-in shower, a soaker tub, and dual sinks. Two additional spacious bedrooms, a stylish 4-piece bathroom, and a conveniently located upper laundry room finish off this floor. The legalized basement suite includes 2 bedrooms, a gourmet kitchen, spacious living area, in-suite laundry, and a 4-piece bathâ€"ideal for extended family or rental income. Don't miss this incredible opportunityâ€"schedule your viewing today!







Built in 2024

### **Essential Information**

MLS® #

A2195275

Price \$919,999

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,884

Acres 0.07

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 336 33 Avenue Ne

Subdivision Highland Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 2H8

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters,

Walk-In Closet(s), Separate Entrance

Appliances Dishwasher, Garage Control(s), Microwave, Built-In Oven, ENERGY

STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY

STAR Qualified Washer, Gas Cooktop, Range Hood

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Finished, Full, Exterior Entry, Suite

#### **Exterior**

Exterior Features Playground

Lot Description Back Lane, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 24th, 2025

Days on Market 39

Zoning T2E 2H8

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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