

# \$899,800 - 336 33 Avenue Ne, Calgary

MLS® #A2195275

**\$899,800**

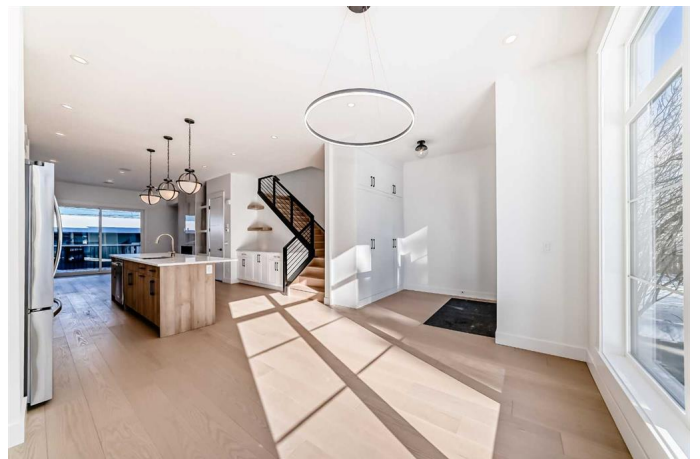
5 Bedroom, 4.00 Bathroom, 1,884 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

"OPEN HOUSE ON SATURDAY & SUNDAY  
April 19 & 20 FROM 2:00 PM TO 4:00 PM".

Beautifully crafted infill duplex, located 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 bath—ideal for extended family or rental income. Don't miss this incredible opportunity—schedule your viewing today!



Built in 2024

## Essential Information

MLS® #

A2195275

Price	\$899,800
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	2 Storey, Side by Side
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, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 24th, 2025
Days on Market	56
Zoning	T2E 2H8

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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