

# \$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, 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	\$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	38
Zoning	T2E 2H8

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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