

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

MLS® #A2195275

**\$899,800**

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

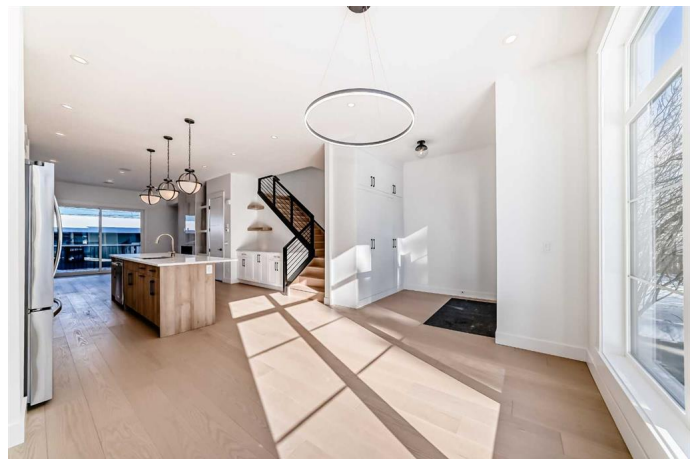
Highland Park, Calgary, Alberta

"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	57
Zoning	T2E 2H8

**Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.