



THE
A-TEAM

**RE/MAX
FIRST**

226 33 Avenue, Calgary T2E 2H6

MLS®#: **A2108681**

Area: **Highland Park**

Listing Date: **02/18/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

2,875 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,709

Low Sqft:

Ttl Sqft:

1,709

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard

Double Garage Detached

DOM

92

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Humidifier,Microwave,Refrigerator,Washer/Dryer,Wine Refrigerator

Int Feat:

Central Vacuum,Chandelier,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main		Foyer	Main	4`7" x 5`7"
Living Room	Main	11`8" x 12`9"	Kitchen	Main	18`3" x 9`2"
Dining Room	Main	11`2" x 10`1"	Pantry	Main	2`4" x 4`2"
Bedroom - Primary	Second	12`2" x 12`5"	3pc Bathroom	Second	
Bedroom	Second	9`0" x 9`9"	Bedroom	Second	11`6" x 11`9"
3pc Bathroom	Basement		Bedroom	Basement	9`2" x 6`6"
Living Room	Basement	22`6" x 10`3"	Kitchen	Basement	7`0" x 7`0"

Exercise Room
Laundry

Basement
Second

5`11" x 11`2"
9`4" x 5`5"

4pc Ensuite bath
Mud Room
Legal/Tax/Financial

Second
Main

8`3" x 5`9"

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
R-C2

Remarks

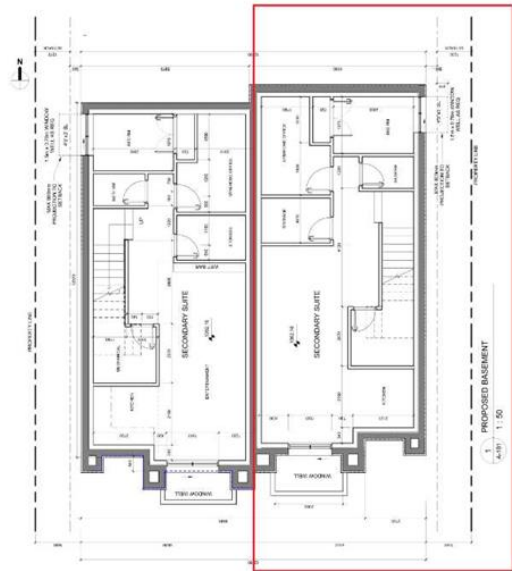
Pub Rmks:

Nestled in the highly sought-after Highland Park, this captivating two-story semi-detached property spans 1765 sqft and boasts a double detached garage along with a fully finished legal basement suite. As you step into the expansive foyer, a generously sized closet sets the tone for a home designed with space and convenience in mind. The main level unfolds into a spacious living area adorned with a gas fireplace and built-in shelves, surrounded by three large bedrooms. Ascend the stairs on the left to discover additional living space, while the right side reveals a large kitchen featuring a substantial granite island with a double sink. A massive walk-through pantry complements the kitchen, leading to the dining room with deck access and a large window, while a mudroom sits at the back for added functionality. This residence offers 2.5 bathrooms, showcasing hardwood and tile floors, stainless appliances, and a gas oven. Just a few blocks from Centre Street, enjoy direct access to Deerfoot Trail and various arterial roads leading westward. The property exudes a contemporary feel, blending style and functionality seamlessly. The main level's open floor plan is accentuated by 9' ceilings, a gas tile fireplace with built-ins, and ample natural light streaming through oversized windows. Engineered hardwood flooring spans the main floor, while the kitchen boasts a stainless steel appliance package, including a gas cooktop, built-in oven, microwave, and hood fan island complete the modern kitchen. The upper floor hosts three full-size bedrooms, an upper-floor laundry, and a four-piece bathroom. The master bedroom is both large and functional, featuring a custom-built closet, a spa-style ensuite with dual sinks, a tile surround soaker tub, and a desirable full tile shower. The LEGAL BASEMENT SUITE adds to the living space with a sizable media room, a four-piece bath, and a fourth bedroom with a full kitchen. The property has a large deck, fencing, and a double garage. Immerse yourself in the charm of Highland Park, an emerging community with easy access to Deerfoot Trail and a short commute to the airport. Move in and relish this outstanding property's perfect blend of style and functionality. The area size was calculated by applying the RMS to the blueprints provided by the builder.

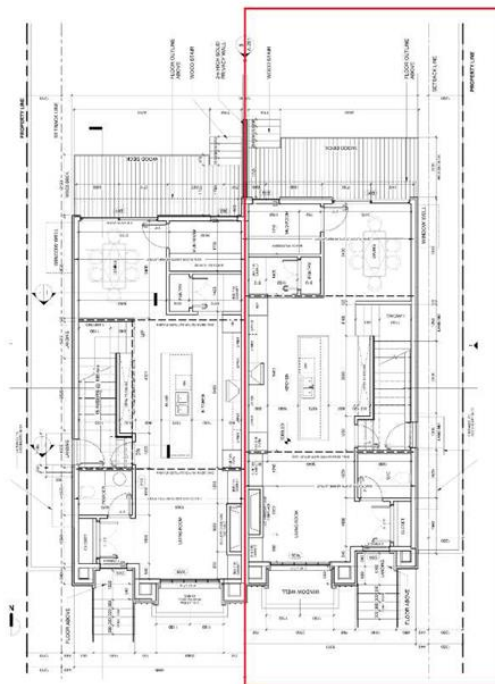
Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

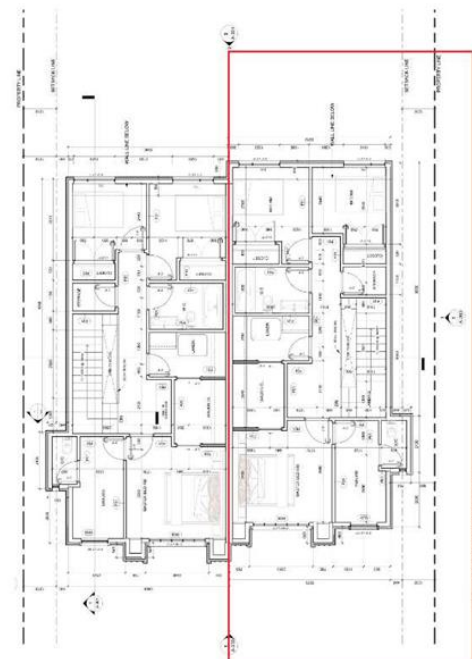
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN



SECOND FLOOR PLAN