



THE
A-TEAM

**RE/MAX
FIRST**

224 33 Avenue, Calgary T2E 2H6

MLS®#: **A2161837**

Area: **Highland Park**

Listing Date: **08/30/24**

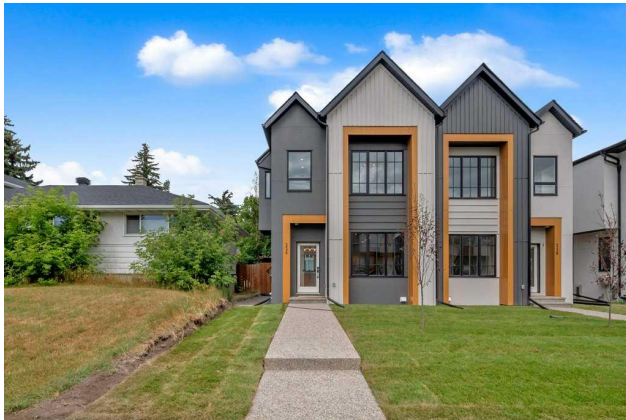
List Price: **\$899,900**

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:

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,No Neighbours Behind,Private,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

19
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**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Chandelier,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`7" x 5`7"
Pantry	Main	2`4" x 4`2"
Bedroom	Second	11`0" x 9`3"
Living Room	Main	11`8" x 12`9"
Mud Room	Main	8`3" x 5`9"
Laundry	Second	5`5" x 9`4"
Bedroom	Basement	9`2" x 6`6"

Room	Level	Dimensions
Kitchen	Main	18`3" x 9`2"
Bedroom - Primary	Second	12`2" x 12`5"
5pc Ensuite bath	Second	8`8" x 10`7"
Dining Room	Main	11`2" x 10`1"
Bedroom	Second	9`9" x 9`0"
4pc Bathroom	Second	5`0" x 8`8"
2pc Bathroom	Main	6`10" x 5`5"

Living Room
Exercise Room

Basement
Basement

22`6" x 10`3"
5`11" x 11`2"

Kitchen
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

7`0" x 7`0"

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 2470 sqft including basement 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.

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





