



THE
A-TEAM

**RE/MAX
FIRST**

336 33 Avenue, Calgary T2E 2H8

MLS®#: **A2166082**

Area: **Highland Park**

Listing Date: **09/18/24**

List Price: **\$949,900**

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: **2,879 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,884**
Low Sqft:
Ttl Sqft: **1,884**

DOM

94
Layout
Beds: **5 (3 2)**
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: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stone,Wood Frame**
Flooring: **Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,ENERGY STAR Qualified Dryer,ENERGY STAR Qualified Refrigerator,ENERGY STAR Qualified Washer,Garage Control(s),Gas Cooktop,Range Hood**

Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`8" x 15`0"
Kitchen	Main	16`4" x 15`7"
Entrance	Main	4`4" x 8`9"
Bedroom	Upper	10`0" x 13`9"
Bedroom - Primary	Upper	13`4" x 16`0"
5pc Ensuite bath	Upper	8`6" x 16`0"
Hall	Upper	7`5" x 16`7"
Walk-In Closet	Upper	8`11" x 5`7"
Bedroom	Basement	10`8" x 10`7"

Room	Level	Dimensions
Dining Room	Main	12`10" x 11`6"
Other	Main	20`11" x 9`4"
Foyer	Main	7`5" x 8`11"
Bedroom	Upper	11`10" x 10`6"
4pc Bathroom	Upper	10`0" x 5`2"
Laundry	Upper	8`10" x 5`7"
Walk-In Closet	Upper	4`8" x 4`11"
Bedroom	Basement	13`8" x 9`10"
4pc Bathroom	Basement	6`4" x 9`10"

Furnace/Utility Room

Basement

7`1" x 4`10"

2pc Bathroom
Legal/Tax/Financial

Main

4`8" x 4`11"

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
T2E 2H8

Remarks

Pub Rmks: **Discover this stunning pre-sale opportunity—a beautifully designed infill duplex located on a highly desired street in the vibrant community of Highland Park. This exceptional 2-storey home boasts over 1884 SQFT and features 5 bedrooms, 3.5 bathrooms, and a double detached garage. Upon entering, you'll be greeted by a spacious open-concept dining area that seamlessly connects to the expansive kitchen. The kitchen boasts ample storage and counter space, including a generous 10' x 3.4' island perfect for meal prep and entertaining. Adjacent to the kitchen is a cozy living area, complete with a gas fireplace, built-in speakers and engineering hardwood throughout the home, ideal for relaxing evenings. This level also includes a convenient 2-piece bathroom, a mudroom with ample storage, and a patio door leading to a large deck. Head upstairs to find your tranquil master bedroom retreat, complete with a spa-like ensuite featuring a heated floor, walk-in shower, a soaker tub, and his-and-her sinks. Two additional large bedrooms, a contemporary 4-piece bathroom, and a conveniently located upper laundry room complete this floor. The fully legalized basement suite is perfect for extended family or rental income, featuring 2 spacious bedrooms, a gourmet kitchen with an island, a comfortable family area, in-suite laundry, an additional 4-piece bathroom and luxury vinyl plank flooring throughout basement. Located on a quiet street, this home is close to shops, transit, parks, schools, and just a short stroll from local restaurants. Don't miss your chance to make this dream home yours—schedule your viewing appointment today!**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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









