



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

**64**  
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

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

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

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

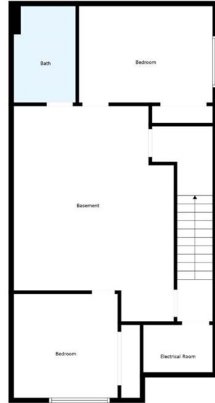
Zoning:  
**T2E 2H8**

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)**

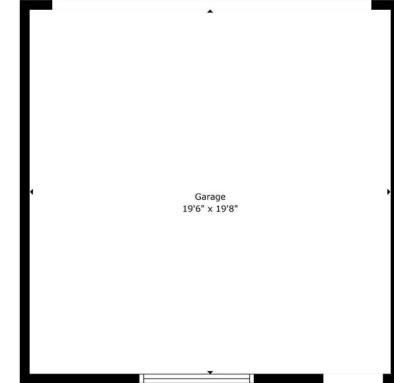
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



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Estimated areas  
AIR UNLIMITED  
1000 SHEPPARD AVENUE EAST  
SUITE 1000  
SCARBOROUGH, ONTARIO M1B 3Y4  
TEL: (416) 291-1111  
WWW.AIRUNLIMITED.COM





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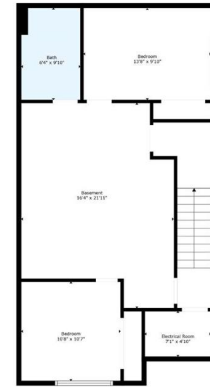
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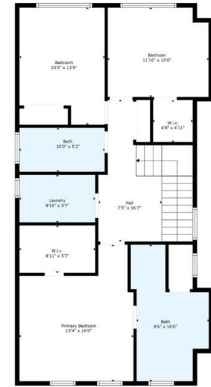
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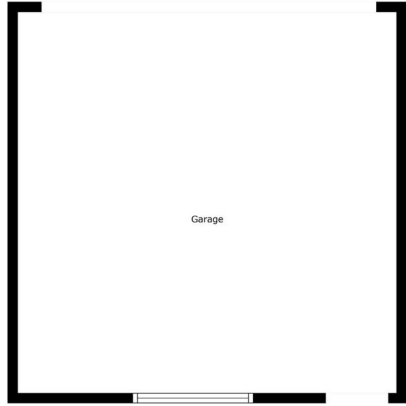


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