



THE
A-TEAM

**RE/MAX
FIRST**

226 33 Avenue, Calgary T2E 2H6

MLS®#: **A2167501**

Area: **Highland Park**

Listing Date: **09/21/24**

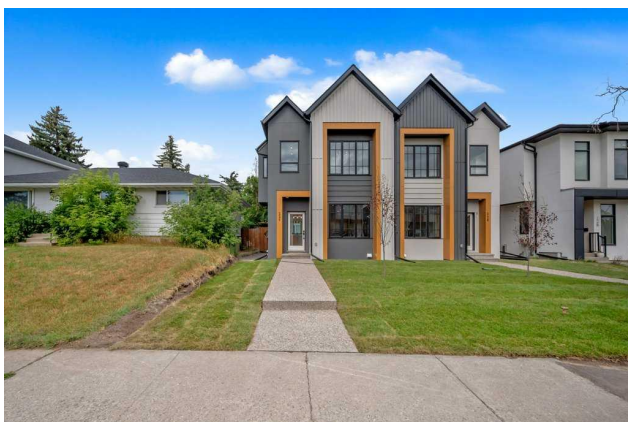
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,718

Year Built:

2024

Low Sqft:

Ttl Sqft:

1,718

Lot Information

Lot Sz Ar:

2,875 sqft

Lot Shape:

DOM

7

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Low Maintenance Landscape,Square Shaped Lot,Private

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **BBQ gas line,Other,Playground,Private Yard**

Construction:

Stucco,Wood Siding

Flooring:

Carpet,Ceramic Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Built-In Oven,Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Washer/Dryer Stacked

Int Feat:

Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`7" x 5`7"
Kitchen	Main	18`3" x 9`2"
Living Room	Main	11`8" x 12`9"
Bedroom - Primary	Upper	12`2" x 12`5"
Bedroom	Upper	11`0" x 9`3"
4pc Bathroom	Upper	5`0" x 8`8"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`11"
Dining Room	Main	11`2" x 10`1"
Mud Room	Main	8`3" x 5`9"
5pc Ensuite bath	Upper	8`8" x 10`7"
Bedroom	Upper	9`9" x 9`0"
Laundry	Upper	5`5" x 9`4"

Bedroom
Eat in Kitchen
Exercise Room

Basement
Basement
Basement

9'2" x 6'6"
7'0" x 7'0"
5'11" x 11'2"

Living Room
4pc Bathroom

Basement
Basement

22'6" x 10'3"
8'4" x 4'11"

Legal/Tax/Financial

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:

Hood Fan, Microwave Built-in, Refrigerator
RE/MAX Real Estate (Central)

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







