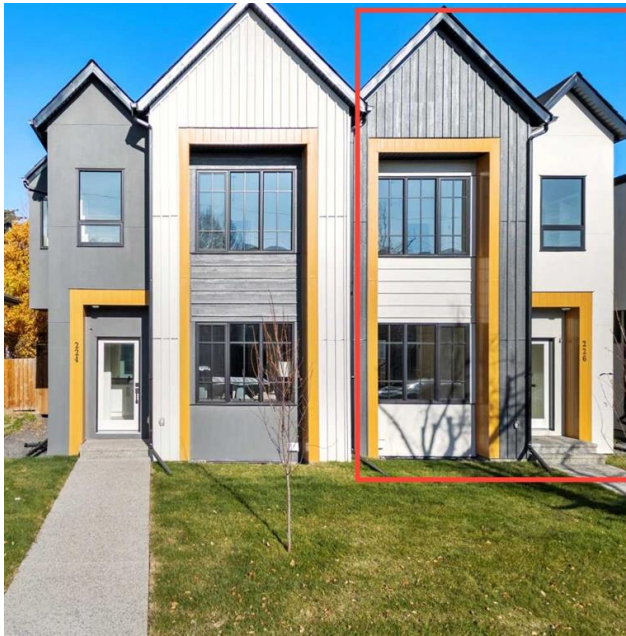


**226 33 Avenue, Calgary T2E2H6**

MLS®#: **A2178415**      Area: **Highland Park**      Listing Date: **11/08/24**      List Price: **\$849,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$19k, 03-Dec**      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: **2,884 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,712**  
 Low Sqft:  
 Ttl Sqft: **1,712**

DOM  
**43**  
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: **Back Lane,Back Yard,City Lot,Front Yard,Interior Lot,Level,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,Fireplace(s)**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Mixed,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Stove,ENERGY STAR Qualified Refrigerator,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Sump Pump(s),Walk-In Closet(s),Wired for Sound**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`8" x 3`7"	Entrance	Main	5`3" x 4`2"
Dining Room	Main	11`3" x 10`1"	Living Room	Main	16`6" x 12`2"
Kitchen	Main	14`6" x 13`10"	2pc Bathroom	Main	5`2" x 5`11"
Pantry	Main	5`10" x 4`2"	Mud Room	Main	8`3" x 5`8"
Bedroom - Primary	Second	12`6" x 12`2"	Bedroom	Second	9`4" x 8`10"
Bedroom - Primary	Second	11`8" x 9`6"	4pc Bathroom	Second	8`6" x 4`11"
Laundry	Second	4`9" x 3`4"	Walk-In Closet	Second	12`6" x 8`8"
5pc Ensuite bath	Second	10`6" x 8`6"	Furnace/Utility Room	Lower	7`7" x 6`3"
Bedroom	Lower	10`7" x 12`3"	Walk-In Closet	Lower	10`6" x 4`11"
Kitchen	Lower	12`2" x 9`0"	Game Room	Lower	10`11" x 12`3"
4pc Bathroom	Lower	8`3" x 4`11"	Laundry	Lower	5`7" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **5942AD5**

Zoning: **R-CG**

Remarks

Pub Rmks: **PRICE REDUCED! Open House: Saturday, Dec. 7/24 from 2-4:30 pm. Don't miss out! Other side of this property is already sold This is your opportunity to purchase a GORGEOUS, BRAND NEW BUILD that not only offers an exceptional place to call home, but also GENERATES INCOME! Tucked away in the highly desirable Highland Park, this VERY UPGRADED & WELL BUILT two-story semi-detached property offers an exceptional living flexibility and/or investment opportunity with 2,470 sq. ft. of total living space, including a fully finished 750 sqft legal basement suite. Also featuring a double detached garage, this property is ideally suited for those seeking rental income potential or multi-generational living. Upon entry, the expansive foyer with a large closet emphasizes the home's thoughtful design for space and convenience. The main floor boasts an open-plan living area complete with a gas fireplace, built-in shelving, and generous natural light - perfect for creating an inviting atmosphere for family & guests. The large central kitchen is a highlight, featuring an oversized quartz island with a double-oversized sink, upgraded stainless steel appliances including built-in wall-oven & microwave, 5- burner gas cooktop and double oversized fridge. The sizeable 2-staged walk-in pantry is impressive! The dining area is large enough to function as an informal or formal dining space for those special occasions; it also features deck access. Practical features such as an oversized and separate mudroom enhance daily functionality which include a built-in bench and extensive cabinetry. Other modern finishes like 9' ceilings, engineered hardwood, and tile flooring add an upscale & contemporary touch. The upper level includes three full-size bedrooms, an upper-floor laundry room, and a four-piece bathroom. The primary suite stands out with a LARGE custom-built closet, a luxurious ensuite complete with dual sinks, a soaker tub, and a fully tiled shower, providing a private retreat. A key asset is the legal basement suite, adding significant rental income potential or a separate and private living space for extended family. This suite includes a media/living area, a large bedroom with large walk-in closet, a full kitchen with stainless steel appliances, and a modern four-piece bath, making it a fully self-contained space. Located just a couple blocks from Centre Street, with direct access to Deerfoot Trail and major westward routes, this property combines style, functionality, and a prime location. Its proximity to the airport, downtown and other urban amenities makes it especially appealing for professionals or frequent travellers. This investment, forward-thinking property in Highland Park represents an excellent blend of modern living and income potential, ideal for the discerning buyer looking to capitalize on the many possibilities of contemporary living.**

Inclusions: **N/A**  
 Property Listed By: **Real Broker**

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



