



THE
A-TEAM

**RE/MAX
FIRST**

336 33 Avenue, Calgary T2E 2H8

MLS® #: **A2195275**

Area: **Highland Park**

Listing Date: **02/24/25**

List Price: **\$899,800**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Apr**

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:

Park Feat:

Finished Floor Area

Abv Sqft:

1,884

Low Sqft:

Ttl Sqft:

1,884

DOM

52

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-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,Microwave,Range Hood

Int Feat:

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

Utilities:

Room Information

Room

Living Room

Other

Foyer

Bedroom

Bedroom - Primary

5pc Ensuite bath

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

15`8" x 15`0"

20`11" x 9`4"

7`5" x 8`11"

10`0" x 13`9"

13`4" x 16`0"

8`6" x 16`0"

Room

Kitchen

Entrance

Dining Room

Bedroom

4pc Bathroom

Laundry

Level

Main

Main

Main

Upper

Upper

Upper

Dimensions

16`4" x 15`7"

4`4" x 8`9"

12`10" x 11`6"

11`10" x 10`6"

10`0" x 5`2"

8`10" x 5`7"

Hall
Bedroom
4pc Bathroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

7`5" x 16`7"
13`8" x 9`10"
6`4" x 9`10"
7`1" x 4`10"

Walk-In Closet
Bedroom
Walk-In Closet
2pc Bathroom

Legal/Tax/Financial

Upper
Basement
Upper
Main

4`8" x 4`11"
10`8" x 10`7"
8`11" x 5`7"
4`8" x 4`11"

Title:
Fee Simple
Legal Desc:

5942AD

Zoning:
T2E 2H8

Remarks

Pub Rmks:

"OPEN HOUSE ON SUNDAY April 6 FROM 2:00 PM TO 4:00 PM". Beautifully crafted infill duplex, located just minutes from shops, parks, schools, and transit, offers 1,884 SQFT of living space, featuring 5 bedrooms, 3.5 bathrooms,, a double detached garage and a 2 bedroom legal basement suite. The open-concept main floor features a stunning kitchen with a large island, ample storage, and counter space, seamlessly connecting to a cozy living room with a gas fireplace, built-in speakers, and engineered hardwood throughout. A 2-piece bath, mudroom, and large deck complete this level. Upstairs, the master suite offers a luxurious retreat, complete with a spa-inspired ensuite featuring heated floors, a walk-in shower, a soaker tub, and dual sinks. Two additional spacious bedrooms, a stylish 4-piece bathroom, and a conveniently located upper laundry room finish off this floor. The legalized basement suite includes 2 bedrooms, a gourmet kitchen, spacious living area, in-suite laundry, and a 4-piece bath—ideal for extended family or rental income. Don't miss this incredible opportunity—schedule your viewing 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













