



THE
A-TEAM

**RE/MAX
FIRST**

336 33 Avenue, Calgary T2E 2H8

MLS®#: **A2195275**

Area: **Highland Park**

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

List Price: **\$939,900**

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

0
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,Microwave,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>
Living Room	Main	15`8" x 15`0"
Other	Main	20`11" x 9`4"
Foyer	Main	7`5" x 8`11"
Bedroom	Upper	10`0" x 13`9"
Bedroom - Primary	Upper	13`4" x 16`0"
5pc Ensuite bath	Upper	8`6" x 16`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	16`4" x 15`7"
Entrance	Main	4`4" x 8`9"
Dining Room	Main	12`10" x 11`6"
Bedroom	Upper	11`10" x 10`6"
4pc Bathroom	Upper	10`0" x 5`2"
Laundry	Upper	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: **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













