

# \$899,800 - 336 33 Avenue Ne, Calgary

MLS® #A2214804

**\$899,800**

5 Bedroom, 4.00 Bathroom, 1,884 sqft  
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

OPEN HOUSE THIS SAT & SUN APRIL 26 & 27 FROM 2-4 PM. Brand new infill duplex where modern elegance meets income potential, perfectly situated just minutes from trendy shops, scenic parks, top-rated schools, and convenient transit. Features 5 bedrooms, 3.5 bathrooms, a double detached garage, and a fully legal 2-bedroom basement suite – perfect for rental income or multi-generational living.

The open-concept main floor is a showstopper, boasting a chef-inspired kitchen with a large island, extensive cabinetry, and generous counter space. It flows seamlessly into the inviting living room, where you'll find a cozy gas fireplace, built-in speakers, and engineered hardwood flooring throughout. A stylish 2-piece powder room, practical mudroom, and a spacious deck complete this level. Upstairs, the luxurious primary suite offers a serene retreat, complete with a spa-like 5pcs ensuite featuring heated floors, a soaker tub, walk-in shower, and dual sinks. Two additional bright and airy bedrooms, a designer 4-piece bath, and convenient upstairs laundry round out the second floor.

The legal basement suite is thoughtfully designed with 2 bedrooms, a modern kitchen, in-suite laundry, a full 4-piece bathroom, and a generous living area – ideal for extended family, guests, or rental potential. Don't miss your chance to own this stunning, income-generating home in a prime location. Book your private showing today!



Built in 2024

Essential Information

MLS® #	A2214804
Price	\$899,800
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	336 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Cooktop, Microwave, Range Hood, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Playground
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Zoning	T2E 2H8

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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