

\$777,000 - 235 33 Avenue Ne, Calgary

MLS® #A2082826

\$777,000

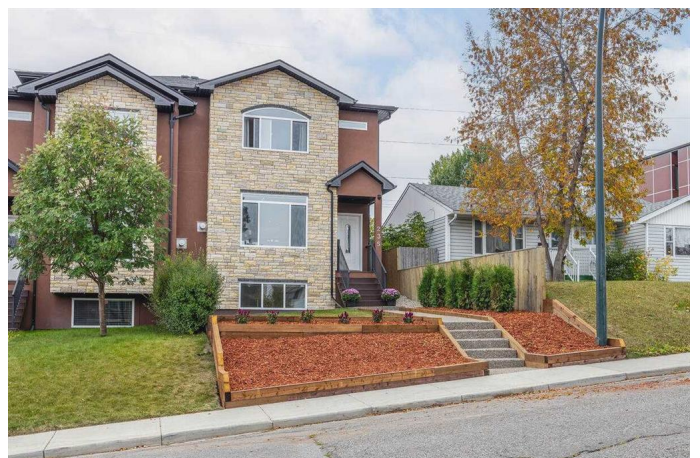
4 Bedroom, 4.00 Bathroom, 1,615 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

For additional information, please click on Brochure button below.

Exquisite infill with well-planned layout, plenty of custom built-ins, crown molding & beautiful landscaping with south facing backyard. Open concept main floor showcases lots of natural light from large windows, blend of hardwood/ tile flooring & 9 ft ceilings. Spacious central kitchen with large island, granite countertops, custom full height maple cabinets, built-in pantry cabinets, built-in high-end appliances, under mount lighting & island bar. Living room has custom built-in entertainment wall with large fireplace. Full rear entry has plenty of storage & access to double detached garage. Bright staircase to upper level features skylight and adds to open and luxurious feeling. Spacious master suite with walk-in closet, natural lighting, spa-like 5-piece ensuite includes custom built-in tiled shower, double vanity, jetted soaker tub & skylight. Two additional generous sized bedrooms with beautiful view of downtown skyline, one with walk-in closet, full bath and laundry room featuring cabinets for organized storage also conveniently located on second level. Luxurious fully custom finished upscale basement with 9 ft ceilings is designed for entertainment & relaxation, showcasing spacious family room with 120â€• home theater system with built-in 7.1 Klipsch & Polk surround sound, stunning 6 ft fireplace with floor to ceiling stone feature wall and matching glass & stone wine storage room, wet bar with



beverage fridge, custom built-in cabinets, gym area, additional bedroom with walk-in closet, office space, full bath with heated tile floors & plenty of storage. Home is located in very desirable and convenient neighborhood - steps to new playground, short walk to shops, restaurants, kid/pet-friendly breweries; close proximity to schools, bus stops, Deerfoot Trail, downtown & Confederation Park. Make this dream home yours!

Built in 2012

Essential Information

MLS® #	A2082826
Price	\$777,000
Sold Price	\$761,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,615
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	235 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H7

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Wired for Sound
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Appliances	Bar Fridge, Built-In Range, Convection Oven, Dishwasher, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
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Heating	Fireplace(s), Forced Air, Natural Gas
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Electric, Gas
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Lighting, Private Yard
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Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, Views
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	September 22nd, 2023
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Date Sold	October 30th, 2023
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Days on Market	38
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	Easy List Realty
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