

\$794,500 - 408 33 Avenue Nw, Calgary

MLS® #A2091489

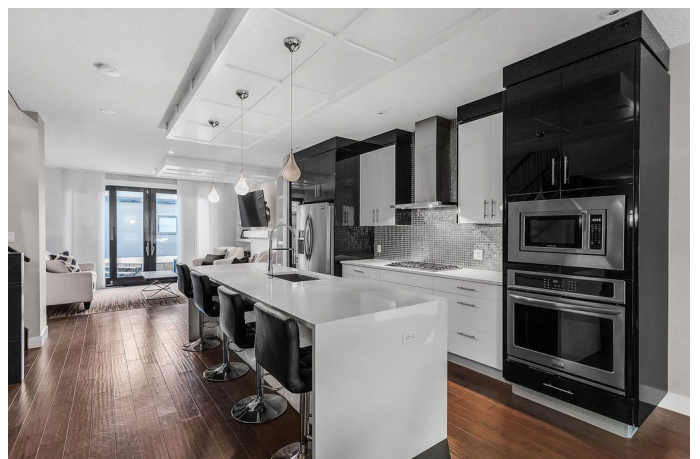
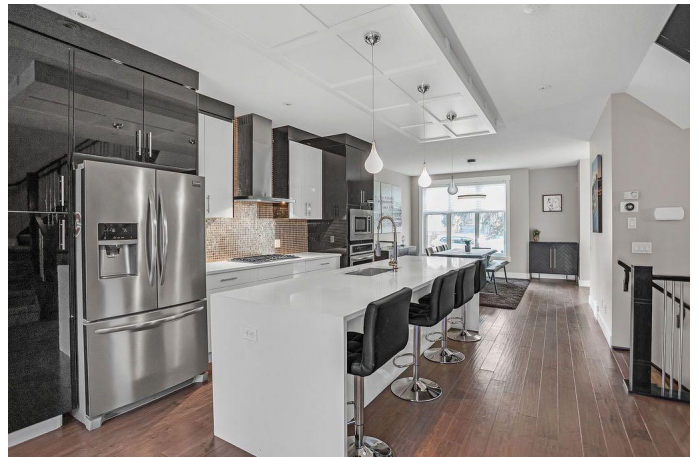
\$794,500

4 Bedroom, 4.00 Bathroom, 1,790 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Prime Location and exceptional Property!
Experience modern elegance in the heart of Highland Park, nestled on one of the neighborhood's finest tree-lined streets. This meticulously crafted, one-of-a-kind home is sure to impress even the most discerning buyers. Say goodbye to mundane, predictable designs! Boasting almost 2,600 square feet of finished space, the main floor offers a generously proportioned layout with a gorgeous central kitchen design. Adorned with custom high-gloss, durable cabinetry and top-tier stainless steel appliances, the kitchen also features a huge quartz island with stylish designer lighting; perfect for entertaining. The spacious living room includes a cozy fireplace and built-in book shelves with patio doors open that to a lovely backyard with easy-to-maintain landscaping (dog run and sun-lawn!) and a raised deck. The upper floor hosts three generously sized bedrooms, with the master suite serving as your private sanctuary. Its vaulted ceilings and luxurious spa bathroom feature a soothing soaker tub and walk in shower with full-body jets. The zen bathroom is completed with imported ceramic tiles and a custom dual-sink vanity. An ample laundry room and an additional full bathroom round out this floor. The lower level provides a substantial rec room complete with a full wet bar and built-in wall units, an additional full bathroom, and a fourth bedroom. Throughout the house, you'll find custom Hunter Douglas Silhouette blinds. With its unique, high-quality



finishes, this home stands out as one of the finest and most distinctive residences in the community. Don't miss the opportunity to see it for yourself today!

Built in 2015

Essential Information

MLS® #	A2091489
Price	\$794,500
Sold Price	\$794,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,790
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	408 33 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
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Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2023
Date Sold	November 22nd, 2023
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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