

# \$868,888 - 224 33 Avenue Ne, Calgary

MLS® #A2176989

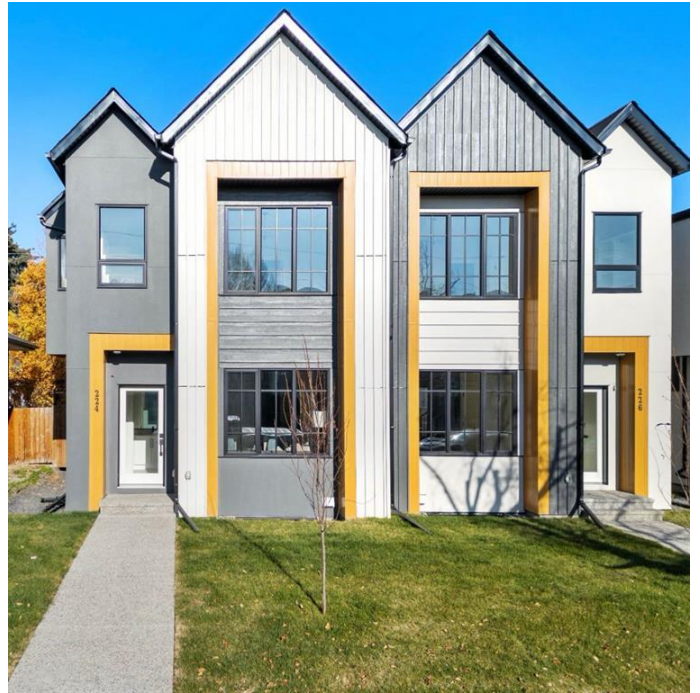
**\$868,888**

4 Bedroom, 4.00 Bathroom, 1,713 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Tucked away in the highly desirable Highland Park, this impressive two-story semi-detached property offers an exceptional living flexibility and/or investment opportunity with 2,470 sq. ft. of total living space, including a fully finished 750 sqft legal basement suite. Also featuring a double detached garage, this property is ideally suited for those seeking rental income potential or multi-generational living. Upon entry, the expansive foyer with a large closet emphasizes the home's thoughtful design for space and convenience. The main floor boasts an open-plan living area complete with a gas fireplace, built-in shelving, and generous natural light - perfect for creating an inviting atmosphere for family & guests. The large central kitchen is a highlight, featuring an oversized quartz island with a double-oversized sink, upgraded stainless steel appliances including built-in wall-oven & microwave, 5- burner gas cooktop and double oversized fridge. The sizeable 2-staged walk-in pantry is impressive! The dining area is large enough to function as an informal or formal dining space for those special occasions; it also features deck access. Practical features such as an oversized and separate mudroom enhance daily functionality which include a built-in bench and extensive cabinetry. Other modern finishes like 9'™ ceilings, engineered hardwood, and tile flooring add an upscale & contemporary touch. The upper level includes three full-size bedrooms, an upper-floor laundry room, and a



four-piece bathroom. The primary suite stands out with a LARGE custom-built closet, a luxurious ensuite complete with dual sinks, a soaker tub, and a fully tiled shower, providing a private retreat. A key asset is the legal basement suite, adding significant rental income potential or a separate and private living space for extended family. This suite includes a media/living area, a large bedroom with large walk-in closet, a full kitchen with stainless steel appliances, and a modern four-piece bath, making it a fully self-contained space. Located just a couple blocks from Centre Street, with direct access to Deerfoot Trail and major westward routes, this property combines style, functionality, and a prime location. Its proximity to the airport, downtown and other urban amenities makes it especially appealing for professionals or frequent travellers. This investment, forward-thinking property in Highland Park represents an excellent blend of modern living and income potential, ideal for the discerning buyer looking to capitalize on the many possibilities of contemporary living..

Built in 2024

**Essential Information**

MLS® #	A2176989
Price	\$868,888
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,713
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached

Style	Side by Side, 2 Storey
Status	Sold

### Community Information

Address	224 33 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Recessed Lighting, Separate Entrance, Sump Pump(s), Wired for Sound
Appliances	Built-In Oven, Gas Cooktop, Microwave, Refrigerator, See Remarks, Washer/Dryer, Washer/Dryer Stacked
Heating	Central
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Lawn, Landscaped, Level, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 1st, 2024
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Date Sold	November 11th, 2024
Days on Market	9
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office            Real Broker

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