

**226 33 Avenue NE**  
**Calgary, Alberta**

**MLS # A2178415**



**\$868,888**

<b>Division:</b>	Highland Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,713 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Rectangular L		

<b>Heating:</b>	Central, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Sump Pump(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

**OPEN HOUSE:** Sat. Nov. 16/24 11 AM - 1:30 PM & Sun. Nov. 17/24 1:30-4:30 PM  
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 '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. NOTE: PHOTOS ARE FROM 224 - 33 AVE NE (physically staged). Finishes are nearly identical & floorpan is the mirror image and same size.