

\$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

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, Garage Control(s), Gas Cooktop, Microwave, Range Hood, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, 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
Days on Market	6
Zoning	T2E 2H8

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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