



## 430 33 Avenue Calgary Alberta

\$950,000

Discover this stunning brand-new semi-detached infill, perfectly blending modern style with classic charm on a quiet, tree-lined street. With over 2,900 sq ft of thoughtfully designed living space, this home offers more room than the average semi-detached, making it ideal for a growing family—plus it's close to top-rated schools & parks. The main floor is flooded with natural light from oversized South facing windows and features an open layout perfect for entertaining. Enjoy the spacious front dining room, a large central kitchen island, and sliding patio doors that connect the cozy rear living room to the backyard. Upstairs, the luxurious primary suite offers vaulted ceilings, beautiful windows, a nearly 100 sq ft walk-in closet, and a spa-like ensuite. Two additional bedrooms, a stylish 4-piece bath, and a convenient laundry room complete the upper level. The finished basement includes a large rec room and a fourth bedroom—ideal as a guest suite, office, or gym. Outside, enjoy a private backyard and double detached garage, all just steps from 4th Street amenities, several parks, schools, and also downtown. Amazing value and quality build! (id:6769)

Primary Bedroom 13.33 Ft x 15.17 Ft

Bedroom 11.08 Ft x 12.83 Ft

Bedroom 9.92 Ft x 12.83 Ft

Laundry room 6.17 Ft x 7.50 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Other 7.67 Ft x 12.17 Ft

Bedroom 12.58 Ft x 11.50 Ft

Recreational, Games room 19.08 Ft x 17.00 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 14.67 Ft x 16.08 Ft

Kitchen 15.50 Ft x 18.17 Ft

Dining room 13.00 Ft x 10.75 Ft

2pc Bathroom .00 Ft x .00 Ft

Other 5.33 Ft x 11.75 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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