



## 226 33 Avenue Calgary Alberta

\$899,900

Nestled in the highly sought-after Highland Park, this captivating two-story semi-detached property spans 2470 sqft including basement and boasts a double detached garage along with a fully finished legal basement suite. As you step into the expansive foyer, a generously sized closet sets the tone for a home designed with space and convenience in mind. The main level unfolds into a spacious living area adorned with a gas fireplace and built-in shelves, surrounded by three large bedrooms. Ascend the stairs on the left to discover additional living space, while the right side reveals a large kitchen featuring a substantial granite island with a double sink. A massive walk-through pantry complements the kitchen, leading to the dining room with deck access and a large window, while a mudroom sits at the back for added functionality. This residence offers 2.5 bathrooms, showcasing hardwood and tile floors, stainless appliances, and a gas oven. Just a few blocks from Centre Street, enjoy direct access to Deerfoot Trail and various arterial roads leading westward. The property exudes a contemporary feel, blending style and functionality seamlessly. The main level's open floor plan is accentuated by 9' ceilings, a gas tile fireplace with built-ins, and ample natural light streaming through oversized windows. Engineered hardwood flooring spans the main floor, while the kitchen boasts a stainless steel appliance package, including a gas cooktop, built-in oven, microwave, and hood fan island complete the modern kitchen. The upper floor hosts three full-size bedrooms, an upper-floor laundry, and a four-piece bathroom. The master bedroom is both large and functional, featuring a custom-built closet, a spa-style ensuite with dual sinks, a tile surround soaker tub, and a desirable full tile shower. The LEGAL BASEMENT SUITE adds to the living space with a sizable media room, a four...

Bedroom 9.17 Ft x 6.50 Ft

Living room 22.50 Ft x 10.25 Ft

Eat in kitchen 7.00 Ft x 7.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Exercise room 5.92 Ft x 11.17 Ft

Foyer 4.58 Ft x 5.58 Ft

Living room 11.67 Ft x 12.75 Ft

Other 8.25 Ft x 5.75 Ft

Primary Bedroom 12.17 Ft x 12.42 Ft

5pc Bathroom 8.67 Ft x 10.58 Ft

Bedroom 11.00 Ft x 9.25 Ft

Bedroom 9.75 Ft x 9.00 Ft

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Listing Presented By:



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CIR

REALTY

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2pc Bathroom 5.17 Ft x 5.92 Ft  
Kitchen 18.25 Ft x 9.17 Ft  
Dining room 11.17 Ft x 10.08 Ft

4pc Bathroom 5.00 Ft x 8.67 Ft  
Laundry room 5.42 Ft x 9.33 Ft