



226 33 Avenue Calgary Alberta

\$849,900

PRICE REDUCED! Other side of this property is already sold! This is your opportunity to purchase a GORGEOUS, BRAND NEW BUILD that not only offers an exceptional place to call home, but also GENERATES INCOME! Tucked away in the highly desirable Highland Park, this VERY UPGRADED & WELL BUILT 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...

Primary Bedroom 12.50 Ft x 12.17 Ft

Bedroom 9.33 Ft x 8.83 Ft

Primary Bedroom 11.67 Ft x 9.50 Ft

4pc Bathroom 8.50 Ft x 4.92 Ft

Laundry room 4.75 Ft x 3.33 Ft

Other 12.50 Ft x 8.67 Ft

Kitchen 12.17 Ft x 9.00 Ft

Recreational, Games room 10.92 Ft x 12.25 Ft

4pc Bathroom 8.25 Ft x 4.92 Ft

Laundry room 5.58 Ft x 4.92 Ft

Other 4.67 Ft x 3.58 Ft

Other 5.25 Ft x 4.17 Ft

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Listing Presented By:



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Real Broker



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5pc Bathroom 10.50 Ft x 8.50 Ft

Furnace 7.58 Ft x 6.25 Ft

Bedroom 10.58 Ft x 12.25 Ft

Other 10.50 Ft x 4.92 Ft

Dining room 11.25 Ft x 10.08 Ft

Living room 16.50 Ft x 12.17 Ft

Kitchen 14.50 Ft x 13.83 Ft