



# 336 33 Avenue Calgary Alberta

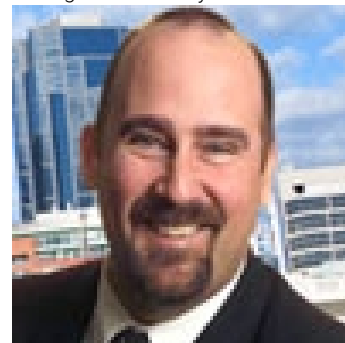
\$949,900

Discover this stunning pre-sale opportunity--a beautifully designed infill duplex located on a highly desired street in the vibrant community of Highland Park. This exceptional 2-storey home boasts over 1884 SQFT and features 5 bedrooms, 3.5 bathrooms, and a double detached garage. Upon entering, you'll be greeted by a spacious open-concept dining area that seamlessly connects to the expansive kitchen. The kitchen boasts ample storage and counter space, including a generous 10' x 3.4' island perfect for meal prep and entertaining. Adjacent to the kitchen is a cozy living area, complete with a gas fireplace, built-in speakers and engineering hardwood throughout the home, ideal for relaxing evenings. This level also includes a convenient 2-piece bathroom, a mudroom with ample storage, and a patio door leading to a large deck. Head upstairs to find your tranquil master bedroom retreat, complete with a spa-like ensuite featuring a heated floor, walk-in shower, a soaker tub, and his-and-her sinks. Two additional large bedrooms, a contemporary 4-piece bathroom, and a conveniently located upper laundry room complete this floor. The fully legalized basement suite is perfect for extended family or rental income, featuring 2 spacious bedrooms, a gourmet kitchen with an island, a comfortable family area, in-suite laundry, an additional 4-piece bathroom and luxury vinyl plank flooring throughout basement. Located on a quiet street, this home is close to shops, transit, parks, schools, and just a short stroll from local restaurants. Don't miss your chance to make this dream home yours--schedule your viewing appointment today! (id:6769)

- Bedroom 13.67 Ft x 9.83 Ft
- Bedroom 10.67 Ft x 10.58 Ft
- 4pc Bathroom 6.33 Ft x 9.83 Ft
- Furnace 7.08 Ft x 4.83 Ft
- Living room 15.67 Ft x 15.00 Ft
- Kitchen 16.33 Ft x 15.58 Ft
- Other 20.92 Ft x 9.33 Ft
- Other 4.33 Ft x 8.75 Ft
- Foyer 7.42 Ft x 8.92 Ft
- Dining room 12.83 Ft x 11.50 Ft

- 2pc Bathroom 4.67 Ft x 4.92 Ft
- Bedroom 10.00 Ft x 13.75 Ft
- Bedroom 11.83 Ft x 10.50 Ft
- Primary Bedroom 13.33 Ft x 16.00 Ft
- 4pc Bathroom 10.00 Ft x 5.17 Ft
- 5pc Bathroom 8.50 Ft x 16.00 Ft
- Laundry room 8.83 Ft x 5.58 Ft
- Hall 7.42 Ft x 16.58 Ft
- Other 4.67 Ft x 4.92 Ft

Listing Presented By:



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RE/MAX Real Estate (Central)

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