



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

336 33 Avenue NE
Calgary, Alberta

MLS # A2214804



\$899,800

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,884 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	T2E 2H8
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

OPEN HOUSE THIS SAT & SUN APRIL 26 & 27 FROM 2-4 PM. 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!